

# COMMERCE AND INDUSTRY INVENTORY

San Francisco Chamber of Commerce  
1990



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Commerce and Industry Element of the General Plan  
Fifth Annual Inventory

**COMMERCE AND INDUSTRY INVENTORY**  
**1999**

San Francisco Planning Department  
City and County of San Francisco



# CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	1
1.1	Data Formats .....	3
<b>2.0</b>	<b>REGIONAL OVERVIEW .....</b>	7
2.1	Population, Labor Force, and Employment in the Bay Area .....	10
2.2	Bay Area, California, and United States Unemployment .....	13
2.3	Bay Area Employment by Industry .....	14
<b>3.0</b>	<b>EMPLOYMENT .....</b>	21
3.1	Employment by Land Use Activity .....	22
3.2	Employment by Industry Group .....	25
3.3	Employment Distribution by Commerce and Industry District .....	31
3.4	Employment Distribution by Size Class .....	32
<b>4.0</b>	<b>ESTABLISHMENTS .....</b>	33
4.1	Establishments by Commerce and Industry District and Land Use Activity .....	34
4.2	Establishments by Commerce and Industry District and Main Industry Group .....	36
4.3	Establishment Distribution by Size Class .....	40
<b>5.0</b>	<b>REVENUES .....</b>	41
5.1	Wages by Land Use Activity .....	42
5.2	Taxable Sales and Permits .....	45
5.3	City Revenues and Expenditures .....	50
5.4	Business Gross Receipts .....	55
<b>6.0</b>	<b>BUILDING AND LAND USE .....</b>	57
6.1	Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Land Use Activity .....	59
6.2	Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Commerce and Industry District .....	69
6.3	Number and Cost of All Permits, Permits for New Construction, and Permits for Alterations and Demolitions by Land Use Activity and Commerce and Industry District .....	77
6.4	Permit Applications by Permit Status, by Land Use Activity and Commerce and Industry District .....	82
6.5	Commercial Office Space and Vacancy Rates .....	93
6.6	Land Use Activity .....	94

## LIST OF TABLES

1.1	Land Use Activity Classification .....	4
2.1.1	Bay Area Population, Labor Force, and Employment by Subregion 1970, 1980, 1990-1999 .....	10
2.2.1	Bay Area, California, and United States Unemployment 1980, 1990-1998 ...	13
2.3.1	Bay Area Employment by Industry Group 1985, 1990-1998 .....	14
2.3.2	Bay Area Employment by Industry Group and Subregion 1985, 1990-1998 ..	15
2.3.3	Bay Area Employment by Industry Group and Subregion, Annual Percentage Distribution 1985, 1990-1998 .....	16
2.3.4	Bay Area Employment by Industry Group and Subregion, Percentage Change 1985, 1990-1998 .....	17
3.1.1	Employment by Land Use Activity 1985-1998 .....	22
3.2.1	Office Employment by Industry Group 1985-1998 .....	25
3.2.2	Retail Employment by Industry Group 1985-1998.....	26
3.2.3	Industrial Employment by Industry Group 1985-1998 .....	27
3.2.4	Cultural/Institutional Employment by Industry Group 1985-1998 .....	28
3.3.1	Employment by Commerce and Industry District 1998.....	31
3.4.1	Employment by Commerce and Industry District and Establishments Size Class 1998 .....	32
4.1.1	Establishments by Commerce and Industry District and Land Use Activity 1998 .....	34
4.2.1	Office Establishments by Commerce and Industry District and Industry Group 1998.....	36
4.2.2	Retail Establishments by Commerce and Industry District and Industry Group 1998 .....	37
4.2.3	Industrial Establishments by Commerce & Industry District and Industry Group, 1998 .....	38
4.2.4	Cultural/Institutional Establishments by Commerce & Industry District and Industry Group, 1998.....	39
4.3.1	Establishment Size Class .....	40
5.1.1	Total Annual Wages by Land Use Activity 1985-1998 .....	42
5.1.2	Total Annual Wages by Land Use Activity, Adjusted for Inflation 1985-1998 .....	43
5.2.1	Taxable Retail Sales by Type of Business 1998 .....	46
5.2.2	Taxable Retail Sales by Type of Business, Adjusted for Inflation 1985-1998 .....	47
5.2.3	Sales Tax Permits by Type of Business, 1985-1998 .....	49
5.3.1	General Revenues by Source, Fiscal Year 1997/98 .....	51
5.3.2	General Revenues by Source, Fiscal Year 1988/1989 to Fiscal Year 1997/98 .....	52
5.3.3	General Governmental Expenditures by Function, Fiscal Year 1997/98 .....	53
5.3.4	General Governmental Expenditures by Function, Fiscal Years 1989-98 .....	54
5.4.1	Gross Receipts by Commerce and Industry District and Land Use Activity, 1998 .....	56

6.1.1.A All Building Permit Applications by Land Use Activity, 1989-1998 .....	59
6.1.1.B Total Construction Cost for All Building Permits by Land Use Activity, 1989-1998 .....	60
6.1.1.C Average Construction Cost for All Building Permits by Land Use Activity, 1989-1998 .....	61
6.1.2.A Building Permits for New Construction by Land Use Activity, 1989-1998 .....	62
6.1.2.B Total Construction Cost for Building Permits for New Construction by Land Use Activity, 1989-1998 .....	63
6.1.2.C Average Construction Cost for Building Permits for New Construction by Land Use Activity, 1989-1998 .....	64
6.1.3.A Building Permits for Alterations and Demolitions by Land Use Activity, 1989-1998 .....	65
6.1.3.B Total Construction Cost for Alterations and Demolitions by Land Use Activity, 1989-1998 .....	66
6.1.3.C Average Construction Cost for Alterations and Demolitions by Land Use Activity, 1989-1998 .....	67
6.2.1.A All Building Permits by Commerce & Industry District, 1989-1998 .....	68
6.2.1.B Total Construction Cost for All Building Permits by Commerce and Industry District, 1989-1998 .....	69
6.2.1.C Average Construction Cost for All Building Permits by Commerce and Industry District, 1989-1998 .....	70
6.2.2.A Building Permits for New Construction by Commerce and Industry District, 1989-1998 .....	71
6.2.2.B Total Construction Cost of New Construction Building Permits by Commerce and Industry District, 1989-1998 .....	72
6.2.2.C Average Construction Cost for New Construction Permits by Commerce and Industry District, 1989-1998 .....	73
6.2.3.A Building Permits for Alteration and Demolition by Commerce and Industry District, 1989-1998 .....	74
6.2.3.B Total Construction Cost of Alteration and Demolition Permits by Commerce and Industry District, 1989-1998 .....	75
6.2.3.C Average Construction Cost of Alteration and Demolition by Commerce and Industry District, 1989-1998 .....	76
6.3.1.A All Permit Applications Filed by Commerce & Industry District and Land Use Activity, 1998 .....	77
6.3.1.B Total Construction Cost of All Permits Filed by Commerce and Industry District and Land Use Activity, 1998 .....	78
6.3.1.C Average Construction Cost of All Permits Filed by Commerce and Industry District and Land Use Activity, 1998 .....	79
6.4.1.A All Building Permits by Land Use Activity and Permit Status, 1998 .....	82
6.4.1.B Total Construction Cost of All Building Permits by Land Use Activity and Permit Status, 1998 .....	83

6.4.1.C	Average Construction Cost of All Building Permits by Land Use Activity and Permit Status, 1998 .....	84
6.4.2.A	All Building Permits by Commerce & Industry District and Permit Status, 1998 .....	87
6.4.2.B	Total Construction Cost of All Building Permits by Commerce and Industry District and Permit Status, 1998 .....	88
6.4.2.C	Average Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1998 .....	89
6.5.1.A	Total Office Space in Central Business District and Non-Business District, 1989-1998 .....	93
6.6.1	Land Use Square Footage by Neighborhood, 1998 .....	95

## **LIST OF MAPS**

1.1	Commerce and Industry Districts .....	6
2.1	San Francisco Bay Area.....	8
6.6	San Francisco Land Use Map (11"x17") .....	94a
6.6.1	Office Establishments in San Francisco, 1998 .....	102
6.6.2	Cultural/Institutional/Educational Establishments in San Francisco, 1998.103	103
6.6.3	Industrial Establishments in San Francisco, 1998 .....	104
6.6.4	Retail Establishments in San Francisco, 1998 .....	105
6.6.5	Visitor Establishments in San Francisco, 1998 .....	106

## **LIST OF GRAPHS**

2.1.1	Bay Area Population, Labor Force, and Employment by Subregion 1990-1999 .....	11
2.2.1	Bay Area, California, and United States Unemployment 1990-1998 .....	12
2.3.1	Bay Area Employment by Industry Group and Subregion, Percentage Distribution, 1998 .....	18
2.3.2	Bay Area Employment by Industry Group and Subregion 1990-1998 .....	19,20
3.1.1	Employment by Land Use Activity, 1985-1998 .....	23
3.1.2	Employment Annual Growth Rates by Land Use Activity, 1985-1998 .....	24
3.2.1	Retail and Office Employment by Industry Group 1985-1998 .....	29
3.2.2	Industrial and Cultural/Institutional Employment by Industry Group 1985-1998 .....	30
4.1.2.A	Establishments by Commerce and Industry District, 1998 .....	35
4.1.2.B	Establishments by Land Use Activity, 1998 .....	35
5.1.1	Total Wages by Land Use Activity, 1985-1998 .....	44
5.2.1	Taxable Retail Sales by Type of Business, 1998 .....	46
5.2.2	Taxable Retail Sales by Type of Business, Adjusted for Inflation 1985-1998 .....	46
5.2.3	Sales Tax Permits by Type of Business, 1998 .....	48
5.2.4	Sales Tax Permits by Type of Business, 1985-1998 .....	48
5.3.1	General Governmental Revenues by Source, Percentage Distribution, Fiscal Year 1997/1998 .....	51
5.3.2	General Governmental Expenditures by Function, Percentage Distribution, Fiscal Year 1997/1998 .....	53

6.3.1.A All Building Permit Applications Filed by Commerce and Industry District by Land Use Activity, 1998 .....	80
6.3.1.B Total Construction Cost of All Building Permits by Commerce and Industry District by Land Use Activity, 1998 .....	81
6.4.1.A All Building Permits by Land Use Activity by Permit Status, 1998 .....	85
6.4.1.B Total Cost of All Building Permits by Land Use Activity by Permit Status, 1998 .....	86
6.4.2.A All Building Permits by Commerce and Industry District by Permit Status, 1998 .....	90
6.4.2.B Total Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1998 .....	91
6.4.2.C Total Construction Cost of All Building Permits by Commerce and Industry District by Permit Status, 1998 .....	92
6.6.1.A Land Use Square Footage by Neighborhood, 1998 .....	96
6.6.1.B Land Use Square Footage by Neighborhood, 1998 .....	97
6.6.1.C Land Use Square Footage by Neighborhood, 1998 .....	98
6.6.1.D Land Use Square Footage by Neighborhood, 1998 .....	99
6.6.1.E Land Use Square Footage by Neighborhood, 1998 .....	100
6.6.1.F Land Use Square Footage by Neighborhood, 1998 .....	101

# 1.0

# INTRODUCTION

This is the seventh San Francisco Commerce and Industry Inventory prepared by the San Francisco Planning Department. It provides basic information describing economic activity in San Francisco. The immediate goal is to make local economic data available to community groups, businesses, and other private and public agencies. The long-term goal is to establish a consistent time series of economic information and to compile background information for updating the Commerce and Industry Element of the San Francisco General Plan.

This inventory includes an update of economic activity reported in previous inventories, as well as new information. The 1997 and 1998 updates presented in this inventory portray San Francisco's story of economic growth. Employment in San Francisco increased by over 21,000 jobs in 1998. This is the largest gain in employment since at least the inception of the C&I Inventory. The total spending on construction grew by 13% between 1997 and 1998.

The Commerce & Industry Inventory includes tables and graphs that are concise and as self-explanatory as possible. Economic indicators and the variables contained within each data set are defined at the beginning of each chapter. This Inventory is accompanied by a Summary Report which highlights key data from the Inventory as well as larger economic issues affecting San Francisco and the Bay Area. In addition, analysis of trends and policy recommendations regarding economic activity in San Francisco are contained in issue papers published periodically by the San Francisco Planning Department.

As in previous Inventories, this year's Inventory provides information about population, labor force, employment, unemployment, establishments, size class, wages, retail sales, government revenues, land use, and building activity. Some sections include data from the 1980s in order to place current events within a historical perspective. At various points within this document, numerous years have been updated to reflect recent adjustments provided by original data sources.

The Inventory is organized into six chapters. The Introduction explains how the various sections of the inventory are organized, describes the methodology, and defines the data formats and the district boundaries used within the document.

Chapter 2, Regional Overview, presents San Francisco's economy in its historical and geographical context by reviewing population, labor force, employment, and unemployment indicators for the Bay Area since 1970. This information is presented for four sub-regions: North Bay, East Bay, South Bay, and San Francisco. Employment data are reported by industry groups. Unemployment indicators for the Bay Area, California, and the United States are included as well.

Chapters 3 through 6 describe basic San Francisco economic indicators. These four

chapters, Employment, Establishments, Revenues, and Building and Land Use, present data from various public and private agencies.

The Employment chapter, Chapter 3, provides specific information about San Francisco employment from 1985 to 1998, including number of jobs and employees classified by Land Use Activity. The information is also organized by Commerce and Industry District for 1998. A detailed explanation of the Land Use Activity classification and Commerce and Industry Districts (C&I) can be found in section 1.1, Data Formats.

Establishments, Chapter 4, reports the number of locations where businesses are operated or where service and industrial operations are performed. These data focus on the number and distribution of active business establishments by Land Use Activity and C&I District for 1998. Also shown are the number of active business establishments by industry group and establishment size, categorized by four major Land Use Activities. Classification of industry groups into Land use Activities is done through use of Standard Industrial Classification (SIC) codes. For a detailed explanation of SIC codes used in Chapter 4 and elsewhere in the inventory, refer to section 1.1, Data Formats. SIC classifications that comprise the industry groups are listed as notes after each relevant table.

While the Employment and Establishments chapters measure San Francisco's economic performance in terms of employment and active business establishments, Chapter 5, Revenues, provides indicators to measure various aspects of the city's economy in monetary terms. The chapter includes data related to wages, personal income, taxable retail sales and permits, city government revenues and expenditures, and businesses' gross receipts. Wages and proprietors' income figures are organized by Land Use Activity and industry group, reporting changes over the last decade. The personal income data are presented by place of work and major industry group. Taxable retail sales and permits are presented by type of business. City government revenues and expenditures are reported by source and function. Businesses' gross receipts are cross-tabulated by Land Use Activity and Commerce & Industry District.

Chapter 6, Building and Land Use, supplies information regarding construction activity in San Francisco by reporting the number of permit applications, and the total construction cost related to permit applications over the period from 1986 to 1998. Permit applications by permit status are reported for 1998. Chapter 6 also contains statistics on land use in San Francisco. These data are summarized by Neighborhood District rather than Commerce & Industry District.

## **1.1 DATA FORMATS**

The data presented for the indicators mentioned above are described throughout the inventory in terms of time, type of activity, and geographical distribution. The indicators are measured by their specific units, such as employees, establishments, or dollars. Depending upon available data, the period of time covered ranges from a single year to the past two decades.

The Commerce and Industry Inventory provides a consistent framework for comparisons, cross-references, and cross-tabulations among indicators by using two specific data formats: the Land Use Activity classification which aggregates activities, land uses and industry groups; and the **Commerce and Industry (C&I) District** classification, which aggregates small zip-code based units into 10 large districts encompassing all of San Francisco. To the extent possible, the data in the Inventory, which are gathered from different sources and in different formats, are aggregated into these two predefined formats. However, some of the data remain in their original formats because of limited detail in the original data source.

The **Neighborhood Districts'** boundaries tend to follow more homogenous socio-economic patterns than the zip code based C&I Districts. For this reason and because the Planning Department's new GIS system allows more flexibility in data aggregation, eventually all chapters' data may be reported by these Neighborhood Districts.

The **Land Use Activity** classification facilitates the use of economic information for studies related to land use policy development. It matches the type of economic activity (SIC code) with a corresponding type of building structure, as well as the prevalent land use pattern. This classification fosters the evaluation of employment, establishments, and transactions within their physical parameters. Since this classification is based on San Francisco business activities and land use patterns, its application to any environment outside of the city may require some adjustments. For example, establishments assigned a mining SIC code in San Francisco would be incorporated into the Office Land Use category. It is assumed that there is no mining activity in San Francisco and that anything with a mining SIC code is purely administrative. This assumption would not necessarily hold true in other counties.

The **Standard Industrial Classification (SIC)** system was established by the United States Department of Commerce to categorize all industries and economic activity. This classification system organizes business establishments according to the kind of product or service they provide. The SIC system used in this report dates from 1987 and is a hierarchical system. The first digit indicates the broadest categorizations, the first two digits indicate major industry groups within those broad categories, the first three digits indicate industry groups, and the four digit code corresponds to specific industries.

All industry groups have been classified into one of the six Land Use categories. A new system, the North American Industry Classification System (NAICS) was released in 1997. As soon as the Employment Development Department switches to NAICS, the

**TABLE 1.1**  
**LAND USE ACTIVITY**  
**CLASSIFICATION**

Commerce and Industry Inventory will as well.

The Land Use Activities used in this inventory are Office, Retail, Industrial, Hotel, Cultural/Institutional, Government, and Residential. Table 1.1 relates Land Use Activities to SIC codes. For the Land Uses of Office, Retail, Industrial, Hotel, and Cultural/Institutional, we report employment, establishment, revenue and construction data. Residential Land Use is only addressed in Chapter 6 in the context of the permit process and

Land Use Activity Space Use	EMPLOYMENT INDUSTRY GROUP	SIC CODE
<b>OFFICE ACTIVITY</b>  <i>Examples: Headquarter offices, professional services branch banks</i>	Agriculture and Mining Transportation Services  F.I.R.E Business Services Legal Services Engineering, architecture, and management Accounting, Research, & other Services Public Administration	00-08, 10-14 47  60-64, 65, 67  73  81  87  89  90-98
<b>RETAIL ACTIVITY</b>  <i>Examples: Stores, restaurants, bars, commercial parking lots</i>	Department stores Food stores Apparel and accessory stores Eating and drinking places Other retail stores Personal services Auto repair, services, and parking Miscellaneous repair services	53 54 56 58  52, 55, 57, 59 72 75 76
<b>INDUSTRIAL ACTIVITY</b>  <i>Examples: Warehouses, factories, workshops, showrooms, port facilities.</i>	Fishing Food manufacturing Apparel and textile manufacturing Lumber, furniture, paper manufacturing Printing and publishing Chemicals and petroleum production Electronic manufacturing Other manufacturing Durable goods wholesale Non durable goods wholesale Construction Transportation Communication Other public utilities	09 20 22, 23 24-26 27 28-29 36 30-35, 37-39 50 51 15-17 40-42, 44-45 48 43, 46, 49
<b>HOTEL ACTIVITY</b>  <i>Examples: hotels, motels P&amp;B's.</i>	Hotel	70
<b>CULTURAL/ INSTITUTIONAL ACTIVITY</b>  <i>Examples: Theaters, museums, nightclubs, hospitals, libraries, schools, churches.</i>	Museums Membership organizations Amusement and Recreation Motion Picture Health Services Educational Services Social Services Private Households	84 86 79 78 80 82 83 88
<b>GOVERNMENT ACTIVITY</b>	Those establishments which have been classified as Federal, State, and Local according to data sources but do not fall under the Office, Industrial, or Cultural/Institutional Land Use classifications.	90-98
<b>RESIDENTIAL ACTIVITY</b>	Found only in Chapter 6	65
<b>OTHER</b>	Non-Classifiable establishments and, occasionally, the aggregation of those numbers which would otherwise be deemed confidential.	99

land use activity by neighborhood. Residential is no longer included in the Employment or Establishment chapter. Although Residential buildings with more than three units file business taxes, they are not considered business establishments in the context of this report.

Office activity includes professional services such as administration, legal services, architecture, engineering, real estate, computer services, research and development activities and government administrative functions. Three types of space are considered: primary offices which mainly include headquarters and large firms; secondary offices which include small professional offices and services; and walk-in customer facilities, such as banking.

Retail activity includes large- and small-scale sales and services to walk-in customers, such as department stores, galleries, and eating and drinking establishments (restaurants, bars, fast food service, delicatessens, etc.). This category also includes neighborhood services and shops such as dry cleaners, auto repair shops, and beauty shops.

The Industrial category covers activities related to processing and movement of goods and provision of citywide infrastructure. It includes manufacturing, wholesale, construction, transportation, communication, and public utilities. Most of these activities take place in buildings with large, open floorplates--structures that can house machinery and industrial equipment. Some of the food manufacturing and printing activities, however, are located in small shops due to the small scale of production, small machinery required, and/or reliance on the retail component of their business.

Hotel activity is defined as a separate Land Use Activity because it has a direct relationship to the visitor sector and constitutes a specific type of land use and building structure. It includes any type of lodging such as hotel, motel, or bed and breakfast.

Cultural/Institutional activities cover the social spectrum of the economy by including entertainment and artistic activities as well as health and educational services. This category covers the widest variety of space types from large establishments (hospitals, schools, museums) to small studios or businesses (nightclubs, art studios). These activities are more geographically disparate than the other categories. They are often specialized facilities, many of which are non-profit organizations.

In tables that present data according to land use activity, government jobs and/or government employees have been parsed, since 1995, into either the Office, Industrial, or Cultural/Institutional land use categories, whichever is most appropriate. Alternatively, when a table presents data according to industry group, all government jobs and/or government employees are included within a Government heading.

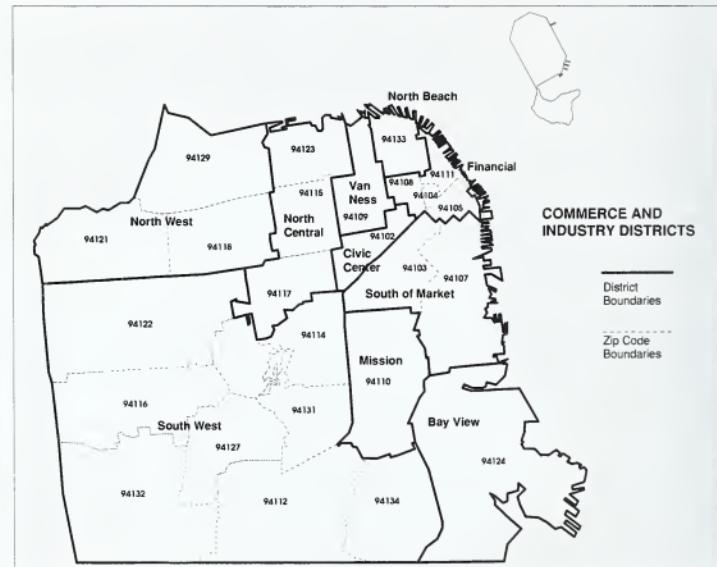
Residential activity is only addressed in terms of building activity and land use in Chapter 6. In the Building and Land Use chapter, the residential category includes land uses designated residential during the permit process. The Land Use tabulations by neighborhood include distinct residential land uses as well as those residential uses which share a site with a business establishment.

The Commerce and Industry Districts are characterized by predominant economic activities, employment concentration, business density and other spatial characteristics. Each district is defined by one or more postal zip codes because a zip code is usually the smallest geographical unit for which economic data are available. The district boundaries

are as close as possible to census tract boundaries, so that data available from the census can be meaningfully compared to economic data. The Commerce and industry district boundaries are shown on Map 1.1. As mentioned previously, this year's Inventory has additional geographic areas called Neighborhood Districts which are used exclusively in Chapter 6.

Commerce & Industry Districts are characterized by a concentration or specialization in one type of Land Use Activity or similar neighborhood commercial activities. The Mission and North Beach districts present intense local retail activities and have very defined identities for the local and visitor population. The Bayview district houses a high concentration of industrial sites and shows a low density in terms of population, employment, and establishments. The Civic Center is defined by its high concentration of institutional and government activities. The Van Ness Avenue district is delineated around a commercial corridor and some residential activity. The North Central district concentrates a great proportion of institutional activities, mainly health related and is a transitional area between downtown and the more peripheral residential area to the west. The South of Market district contains a combination of office and industrial activities, located between

MAP 1.1



the Financial district and Bayview. The Financial district covers the most dense area with the highest concentration of employment and establishments. The Southwest and Northwest districts are predominantly residential, with a very low business density.





## 2.0

# REGIONAL OVERVIEW

The Bay Area is a leader in the global economy, and San Francisco continues to play an important role as a vital urban center within that economy. San Francisco has diverse linkages to the region, as well as to the state, national, and global economies. The Regional Overview chapter supplies basic demographic and economic information about the Bay Area's nine counties for the past two decades. The information contributes to an understanding of San Francisco and its impact within a regional and historical context.

The nine counties of the Bay Area are: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma. Map 2.1 illustrates the location of these counties, which have been grouped into four subregions: North Bay, East Bay, South Bay, and San Francisco. These subregions were initially formed on the basis of observed travel patterns of commuters into San Francisco in 1985 and the availability of employment information. Although travel patterns have evolved since the initial observations, these subregions have been retained in order to maintain the consistency of this report. The North Bay includes Marin, Sonoma, Napa, and Solano counties. The East Bay includes Contra Costa and Alameda counties. The South Bay includes Santa Clara and San Mateo counties.

The regional subdivision allows comparisons between San Francisco, the North Bay, the East Bay, and the South Bay - areas that represent the labor force base for San Francisco and the region. When reviewing the following tables, it is important to remember that the Bay Area covers 7,041 square miles in total. The North Bay represents 53 percent of that total, the East Bay 21 percent, the South Bay 25 percent, and San Francisco less than 1 percent of land area in the region. Population densities in San Francisco are by far the highest in the Bay Area.

This section presents three sets of tables and graphs. The first set reports population, labor force, and employment by subregion from 1970 to 1998 (1999 for population). The second set reports unemployment for San Francisco, the Bay Area, California, and the United States from 1980 to 1998. The third set describes regional employment by industry group, by subregion, from 1985 to 1998. Each indicator is reported in absolute numbers, annual percentage distribution, and percentage change over time. Unemployment figures are presented in terms of average annual rates.

*Population* is defined as the total number of people who live in a specific area, such as a particular county or city. Population data for 1970, 1980, and 1990 are from the Bureau of the Census. The population data for 1991 through 1999 come from the California State Department of Finance (DOF). These more recent data are based on the 1990 census numbers with yearly updates which take into account city/county surveys of building permits, construction activity, and overall housing stock; tallying of administrative records from local, state, and federal agencies including driver's license data, school registration, and birth and death certificate records; and tracking of status of military bases.

The *civilian labor force* consists of persons who are either working or looking for work, excluding members of the armed forces. Labor force data are based on place of residence. For example, a worker who lives in the East Bay is part of the East Bay labor force, no matter where he or she is employed. Labor force data are from the California Employment Development Department (EDD).

*Unemployment* is defined as civilians 16 years old and older, not at work, who were actively looking for work during the last four weeks, and were available to accept a job or who were waiting to be called back to a job from which they had been laid off. Civilian unemployment statistics are based on place of residence. The *unemployment rate* is derived by dividing the number of unemployed persons by the civilian labor force. The unemployment data are from EDD and the United States Department of Commerce, Bureau of the Census.

*Employment*, as used in this inventory and defined by EDD, includes persons who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. These data do not include unpaid family workers, domestics, volunteers, or

persons involved in trade disputes.

#### MAP 2.1



Employment figures reported by industry are based on EDD data. The employment data are reported using the Standard Industrial Classification (SIC) system at the one-digit level, which includes the following ten main industry groups: Finance, Insurance, and Real Estate (F.I.R.E.), Government, Services, Retail, Manufacturing, Construction/Mining, Wholesale Trade, Transportation, Communication/Utilities, and Agriculture. Government includes all civilian employees of federal, state, and local government, regardless of the activity in

---

which the employee is engaged. Agricultural data do not include farmers, unpaid family workers, veterinary, or other animal landscape and horticultural services. Construction data include employees of construction contractors and operative builders.

TABLE 2.1.1

## BAY AREA POPULATION, LABOR FORCE, AND EMPLOYMENT BY SUBREGION 1970-1999\*

## POPULATION BY SUBREGION 1970 - 1999

Number of Persons	1970	1980	1990	1991*	1992*	1993*	1994*	1995*	1996*	1997*	1998*	1999*
North Bay	640	857	1069	1089	1108	1124	1136	1142	1151	1165	1190	1206
East Bay	1632	1762	2080	2110	2140	2170	2194	2208	2229	2255	2309	2350
South Bay	1621	1882	2147	2172	2199	2232	2261	2280	2315	2354	2405	2438
San Francisco	716	679	724	731	736	745	752	752	760	778	790	791
TOTAL	4609	5180	6020	6102	6183	6271	6343	6382	6455	6552	6694	6785
Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
North Bay	13.9	16.5	17.8	17.8	17.9	17.9	17.9	17.9	17.8	17.8	17.8	17.8
East Bay	35.4	34.0	34.6	34.6	34.6	34.6	34.6	34.6	34.5	34.4	34.5	34.6
South Bay	35.2	36.3	35.7	35.6	35.6	35.6	35.6	35.7	35.9	35.9	35.9	35.9
San Francisco	15.5	13.1	12.0	11.9	11.9	11.9	11.8	11.8	11.9	11.8	11.8	11.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-99
North Bay	33.9	24.9	1.9	1.7	1.4	1.1	0.5	0.8	1.2	2.1	1.4	6.2
East Bay	8.0	18.2	1.4	1.4	1.4	1.1	0.6	1.0	1.2	2.4	1.8	7.1
South Bay	16.1	14.1	1.2	1.2	1.5	1.3	0.8	1.5	1.7	2.2	1.4	7.8
San Francisco	-5.2	6.6	1.0	0.7	1.2	0.9	0.0	1.1	2.4	1.5	0.1	5.1
TOTAL	12.4	16.3	1.3	1.3	1.4	1.1	0.6	1.1	1.5	2.2	1.4	7.0

LABOR FORCE BY SUBREGION, 1970-1998												
Number of Persons	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	
North Bay	241	406	562	565	580	586	589	588	589	608	627	
East Bay	669	877	1,111	1,103	1,129	1,130	1,137	1,138	1,144	1,176	1,191	
South Bay	686	1,017	1,223	1,205	1,200	1,227	1,233	1,237	1,275	1,326	1,359	
San Francisco	340	365	405	400	401	407	400	399	402	413	417	
TOTAL	1,936	2,665	3,301	3,273	3,310	3,350	3,361	3,359	3,410	3,523	3,593	
Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	
North Bay	12.4	15.0	17.0	17.3	17.5	17.5	17.5	17.4	17.3	17.3	17.4	
East Bay	34.6	32.5	33.7	33.7	34.1	33.7	33.8	33.9	33.6	33.4	33.1	
South Bay	35.4	37.6	37.0	36.8	36.3	36.6	36.7	36.8	37.4	37.6	37.8	
San Francisco	17.6	13.5	12.3	12.2	12.1	12.1	12.0	11.9	11.8	11.7	11.6	
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	
North Bay	68.5	37.7	0.5	2.7	0.9	0.5	-0.7	0.7	3.2	3.0	6.9	
East Bay	31.1	26.1	-0.7	2.4	0.1	0.6	0.1	0.6	2.8	1.3	5.4	
South Bay	48.3	19.5	-1.5	-0.4	2.3	0.5	0.3	3.1	4.0	2.5	10.8	
San Francisco	7.4	11.8	-1.2	0.3	0.3	1.5	-1.2	-0.7	0.8	2.7	0.9	2.4
TOTAL	39.6	21.7	-0.8	1.1	1.2	0.3	-0.1	1.5	3.3	2.0	7.3	

EMPLOYMENT BY SUBREGION, 1970-1998												
Number of Persons	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	
North Bay	101	275	382	388	387	390	394	403	416	433	434	
East Bay	388	690	882	885	873	876	880	887	917	953	976	
South Bay	444	937	1,118	1,114	1,096	1,098	1,100	1,140	1,210	1,266	1,297	
San Francisco	375	549	559	547	527	522	523	530	543	558	574	
TOTAL	1,307	2,456	2,941	2,934	2,883	2,886	2,887	2,970	3,082	3,211	3,280	
Percentage Distribution	1970	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998	
North Bay	7.7	11.2	13.0	13.2	13.4	13.5	13.6	13.6	13.5	13.5	13.2	
East Bay	29.7	28.1	30.0	30.2	30.3	30.4	30.4	30.2	29.8	29.7	29.7	
South Bay	34.0	38.2	38.0	38.0	38.0	38.0	38.0	38.4	39.3	39.4	39.5	
San Francisco	28.7	22.4	19.0	18.6	18.3	18.1	18.1	17.8	17.6	17.4	17.5	
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Percentage Change	1970-80	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	
North Bay	172.3	38.7	1.7	-0.2	0.8	1.0	2.3	3.2	4.2	0.1	11.2	
East Bay	77.8	27.8	0.4	-1.3	0.3	0.5	1.9	2.2	3.9	2.4	11.4	
South Bay	111.0	19.3	-0.4	-1.6	0.2	0.2	3.6	6.1	4.7	2.4	18.2	
San Francisco	46.4	1.8	-2.2	-3.6	-0.9	0.2	1.3	2.4	2.8	2.8	9.9	
TOTAL	87.9	19.7	-0.2	-1.7	0.1	0.4	2.5	3.8	4.2	2.2	13.7	

Note: North Bay - Marin, Napa, Sonoma, and Solano counties

East Bay - Contra Costa and Alameda counties

South Bay - Santa Clara and San Mateo counties

San Francisco - County of San Francisco

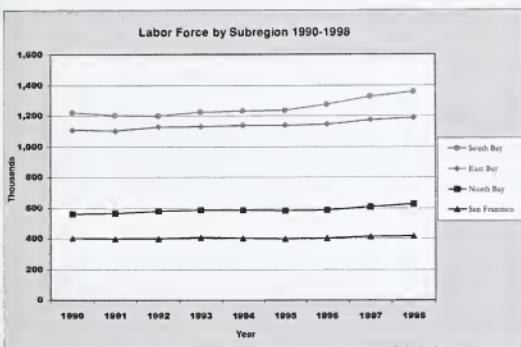
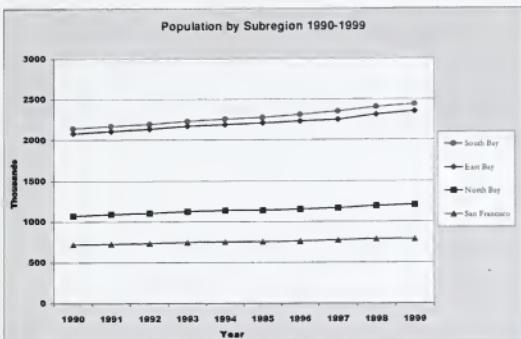
Source: City and County of San Francisco Planning Department

California Employment Development Department

Bureau of the Census

\*CA Department of Finance-January 1 estimates

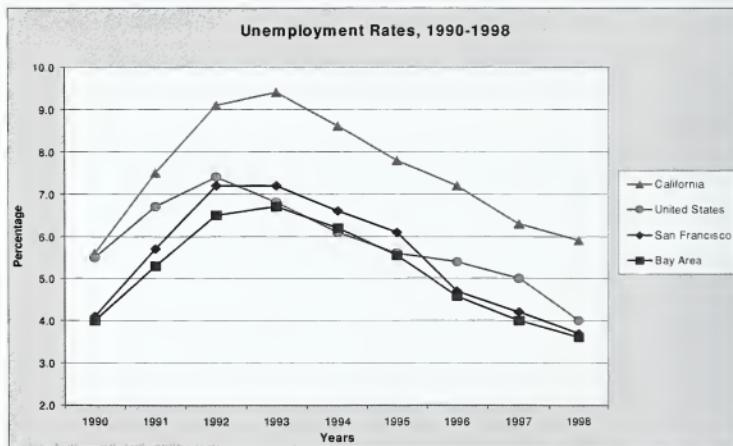
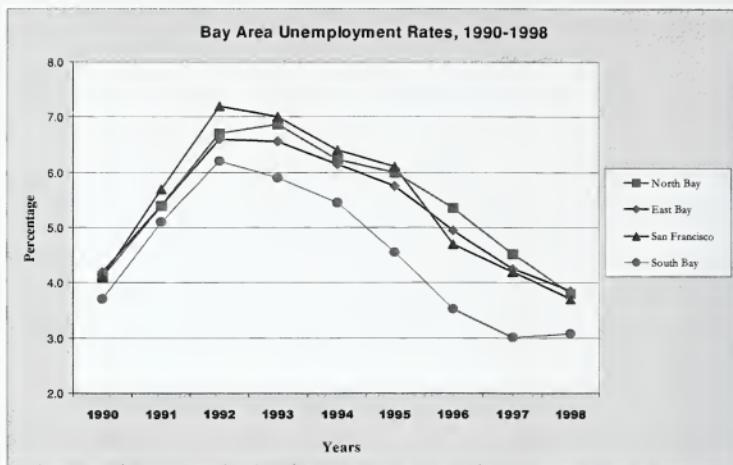
**GRAPH 2.1.1**  
**BAY AREA  
 POPULATION,  
 LABOR  
 FORCE,  
 AND  
 EMPLOYMENT**



Source: City and County of San Francisco Planning Department  
 California Employment Development Department

## GRAPHS 2.2.1

### BAY AREA, CALIFORNIA, AND UNITED STATES UNEMPLOYMENT



Source: City and County of San Francisco Planning Department  
California Employment Development Department

## BAY AREA, CALIFORNIA, AND UNITED STATES UNEMPLOYMENT, 1980-1998

TABLE 2.2.1

## BAY AREA UNEMPLOYMENT BY SUBREGION, 1980-1998

Number of Persons (1000s)	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
North Bay	25	23	31	39	40	37	36	31	27	24
East Bay	54	47	60	73	74	70	65	57	51	47
South Bay	50	45	61	75	77	71	58	45	39	41
San Francisco	22	17	23	29	29	26	24	19	17	15
TOTAL	151	132	175	216	220	204	184	152	134	126
Annual Percentage Distribution	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
North Bay	16.3	17.4	17.7	18.1	18.2	17.9	19.3	20.6	20.5	18.9
East Bay	35.8	35.6	34.3	33.8	33.7	34.3	35.6	37.3	37.8	36.8
South Bay	33.1	34.1	34.9	34.7	35.0	34.9	31.8	29.6	29.0	32.1
San Francisco	14.4	12.9	13.1	13.4	13.2	12.8	13.2	12.5	12.7	12.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Percentage Change	1980-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
North Bay	-6.5	34.8	25.8	5.1	-8.5	-2.7	-12.1	-12.2	-12.8	-40.1
East Bay	-13.0	21.7	21.7	1.4	-5.5	-6.4	-13.5	-10.8	-7.9	-37.2
South Bay	-10.0	35.6	23.0	1.3	-7.5	-17.9	-22.9	-13.8	4.6	-47.2
San Francisco	-22.0	35.3	26.1	0.0	-10.3	-6.9	-21.5	-10.5	-10.0	-47.2
TOTAL	-12.6	32.6	23.4	1.9	-7.4	-9.8	-17.3	-11.9	-5.5	-42.5
Average Annual Rate	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
North Bay	6.5	4.1	5.4	6.7	6.9	6.2	6.0	5.4	4.5	3.8
East Bay	6.0	4.2	5.4	6.6	6.6	6.2	5.8	5.0	4.3	3.9
South Bay	4.8	3.7	5.1	6.2	5.9	5.5	4.6	3.5	3.0	3.1
San Francisco	6.3	4.1	5.7	7.2	7.0	6.4	6.1	4.7	4.2	3.7
TOTAL	5.6	4.0	5.3	6.5	6.6	6.1	5.6	4.6	4.0	3.6

## CALIFORNIA AND THE UNITED STATES UNEMPLOYMENT, 1980-1998

Number of Persons (1000s)	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
California	790	850	1,141	1,396	1,441	1,328	1,209	1,124	1,006	969
United States	7,637	6,874	8,426	9,384	8,734	7,996	7,404	7,276	6,739	6,204
Average Annual Rate	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
California	6.8	5.6	7.5	9.1	9.4	8.6	7.8	7.2	6.3	5.9
United States	7.1	5.5	6.7	7.4	6.8	6.1	5.6	5.4	5.0	4.0

## UNEMPLOYMENT FOR SAN FRANCISCO, BAY AREA, CALIFORNIA, AND THE UNITED STATES, 1980-1998

Average Annual Rate	1980	1990	1991	1992	1993	1994	1995	1996	1997	1998
San Francisco	6.3	4.1	5.7	7.2	7.2	6.6	6.1	4.7	4.2	3.7
Bay Area	5.6	4.0	5.3	6.5	6.7	6.2	5.6	4.6	4.0	3.6
California	6.8	5.6	7.5	9.1	9.4	8.6	7.8	7.2	6.3	5.9
United States	7.1	5.5	6.7	7.4	6.8	6.1	5.6	5.4	5.0	4.0

Source: City and County of San Francisco Planning Department  
 California Employment Development Department  
 Bureau of the Census

TABLE 2.3.1

## BAY AREA EMPLOYMENT BY INDUSTRY GROUP 1985-1998

Number of Jobs (Thousands)

INDUSTRY	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
F.I.R.E.	195	205	205	206	207	202	193	195	203	210
Government	426	458	459	454	447	444	438	438	438	438
Services	666	807	825	831	857	871	925	973	1,030	1,075
Retail	445	495	486	468	472	474	483	494	509	518
Manufacturing	481	481	472	455	444	446	451	476	496	512
Construction/Mining	115	130	125	118	113	114	118	129	145	156
Wholesale Trade	156	174	171	163	155	156	163	168	178	181
Transportation	89	102	103	101	104	103	108	110	114	117
Communication/Utilities	73	66	66	65	65	62	61	62	65	69
Agriculture	21	23	22	22	23	18	22	22	24	25
TOTAL	2,667	2,941	2,934	2,883	2,886	2,890	2,961	3,067	3,202	3,299

## Percentage distribution by industry group 1985-1998

INDUSTRY	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
F.I.R.E.	7.3	7.0	7.0	7.1	7.2	7.0	6.5	6.4	6.3	6.4
Government	16.0	15.6	15.6	15.7	15.5	15.4	14.8	14.3	13.7	13.3
Services	25.0	27.4	28.1	28.8	29.7	30.1	31.2	31.7	32.2	32.6
Retail	16.7	16.8	16.6	16.2	16.4	16.4	16.3	16.1	15.9	15.7
Manufacturing	18.0	16.4	16.1	15.8	15.4	15.4	15.2	15.5	15.5	15.5
Construction/Mining	4.3	4.4	4.3	4.1	3.9	3.9	4.0	4.2	4.5	4.7
Wholesale Trade	5.8	5.9	5.8	5.7	5.4	5.4	5.5	5.5	5.6	5.5
Transportation	3.3	3.5	3.5	3.5	3.6	3.6	3.6	3.6	3.6	3.5
Communication/Utilities	2.7	2.2	2.2	2.3	2.3	2.1	2.0	2.0	2.0	2.1
Agriculture	0.8	0.8	0.7	0.8	0.8	0.6	0.7	0.7	0.7	0.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage change 1985-1998

INDUSTRY	1985-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
F.I.R.E.	5.1	0.0	0.5	0.5	-2.4	-4.3	1.0	3.9	3.6	1.4
Government	7.5	0.2	-1.1	-1.5	-0.7	-1.3	-0.1	0.1	-0.1	-2.1
Services	21.2	2.2	0.7	3.1	1.6	6.2	5.3	5.9	4.3	25.4
Retail	11.2	-1.8	-3.7	0.9	0.4	2.0	2.3	2.9	1.8	9.7
Manufacturing	0.0	-1.9	-3.6	-2.4	0.5	1.1	5.6	4.1	3.3	15.3
Construction/Mining	13.0	-3.8	-5.6	-4.2	0.9	3.9	8.8	12.2	7.7	37.7
Wholesale Trade	11.5	-1.7	-4.7	-4.9	0.6	4.2	3.3	6.2	1.8	17.0
Transportation	14.6	1.0	-1.9	3.0	-1.0	4.5	2.2	3.6	2.4	12.3
Communication/Utilities	-9.6	0.0	-1.5	0.0	-4.6	-2.4	2.5	5.5	4.8	5.5
Agriculture	9.5	-4.3	0.0	4.5	-21.7	22.2	0.0	9.1	4.2	8.7
TOTAL	103	-0.2	-1.7	0.1	0.1	2.5	3.6	4.4	3.1	14.3

Source: City and County of San Francisco Planning Department  
California Employment Development Department

BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION 1985-1998

Number of Jobs (1000's)

TABLE 2.3.2

BAY AREA  
EMPLOYMENT  
BY INDUSTRY  
GROUP AND  
SUBREGION

CATEGORY/Subregion	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
F.I.R.E.										
North Bay	20	23	24	25	26	27	25	24	25	26
East Bay	45	56	55	58	59	57	53	52	55	55
South Bay	49	53	54	53	54	52	50	52	53	56
San Francisco	81	73	72	70	68	69	66	67	70	73
<b>Regional Total</b>	<b>195</b>	<b>205</b>	<b>205</b>	<b>206</b>	<b>207</b>	<b>205</b>	<b>193</b>	<b>195</b>	<b>203</b>	<b>210</b>
GOVERNMENT										
North Bay	70	74	75	74	72	71	69	72	70	71
East Bay	154	168	169	170	170	170	170	168	169	169
South Bay	112	123	123	122	121	121	120	119	119	119
San Francisco	89	93	92	88	85	84	80	79	80	79
<b>Regional Total</b>	<b>426</b>	<b>459</b>	<b>458</b>	<b>454</b>	<b>448</b>	<b>446</b>	<b>438</b>	<b>438</b>	<b>438</b>	<b>438</b>
SERVICES										
North Bay	74	97	105	104	107	108	117	120	127	131
East Bay	171	221	229	230	238	243	258	266	280	293
South Bay	250	293	299	309	322	323	360	386	412	430
San Francisco	172	196	192	188	191	192	190	201	212	221
<b>Regional Total</b>	<b>667</b>	<b>807</b>	<b>824</b>	<b>831</b>	<b>858</b>	<b>866</b>	<b>925</b>	<b>973</b>	<b>1030</b>	<b>1075</b>
RETAIL										
North Bay	67	82	82	81	84	85	87	89	90	92
East Bay	146	165	160	152	153	152	152	152	155	157
South Bay	158	170	168	163	164	165	170	176	184	187
San Francisco	74	78	76	72	71	72	74	76	80	82
<b>Regional Total</b>	<b>446</b>	<b>496</b>	<b>486</b>	<b>468</b>	<b>472</b>	<b>474</b>	<b>483</b>	<b>494</b>	<b>509</b>	<b>518</b>
MANUFACTURING										
North Bay	34	39	37	39	39	40	43	45	48	52
East Bay	100	111	110	109	103	101	108	115	120	123
South Bay	305	293	286	270	265	258	264	281	292	301
San Francisco	42	38	39	37	37	37	36	35	35	36
<b>Regional Total</b>	<b>481</b>	<b>481</b>	<b>472</b>	<b>455</b>	<b>444</b>	<b>436</b>	<b>451</b>	<b>476</b>	<b>496</b>	<b>512</b>
CONSTRUCTION/MINING										
North Bay	18	25	24	23	21	21	23	23	26	26
East Bay	41	48	46	44	44	43	43	47	50	55
South Bay	41	43	41	39	37	38	40	46	53	58
San Francisco	14	14	14	12	12	12	12	13	15	16
<b>Regional Total</b>	<b>114</b>	<b>130</b>	<b>125</b>	<b>118</b>	<b>114</b>	<b>114</b>	<b>118</b>	<b>129</b>	<b>145</b>	<b>155</b>
WHOLESALE TRADE										
North Bay	12	16	16	16	15	16	17	17	18	19
East Bay	45	52	55	53	51	52	53	56	59	62
South Bay	64	76	74	70	66	66	69	73	78	78
San Francisco	35	30	26	24	22	22	23	22	23	22
<b>Regional Total</b>	<b>155</b>	<b>174</b>	<b>171</b>	<b>163</b>	<b>154</b>	<b>156</b>	<b>163</b>	<b>168</b>	<b>178</b>	<b>181</b>
TRANSPORTATION										
North Bay	6	7	7	8	8	8	9	9	10	11
East Bay	27	30	30	28	30	31	34	35	36	37
South Bay	35	45	46	46	46	46	47	48	51	51
San Francisco	21	20	20	19	19	18	18	18	18	18
<b>Regional Total</b>	<b>89</b>	<b>102</b>	<b>103</b>	<b>101</b>	<b>103</b>	<b>103</b>	<b>108</b>	<b>110</b>	<b>114</b>	<b>117</b>
COMMUNICATION/UTILITIES										
North Bay	7	7	7	7	6	6	5	5	6	6
East Bay	22	28	28	26	27	25	24	24	25	26
South Bay	18	14	15	15	15	15	15	15	16	17
San Francisco	26	17	17	17	17	16	16	18	20	20
<b>Regional Total</b>	<b>72</b>	<b>66</b>	<b>66</b>	<b>65</b>	<b>65</b>	<b>62</b>	<b>61</b>	<b>62</b>	<b>65</b>	<b>69</b>
AGRICULTURE										
<b>Regional Total</b>	<b>21</b>	<b>23</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>23</b>

Source: City and County of San Francisco Planning Department  
California Employment Development Department

TABLE 2.3.3

**BAY AREA  
EMPLOYMENT  
BY INDUSTRY  
GROUP AND  
SUBREGION**

**PERCENTAGE  
DISTRIBUTION**

**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION 1985-1998**  
Percentage distribution by subregion

CATEGORY/Subregion	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>F.I.R.E.</b>										
North Bay	10.3	11.4	11.7	12.0	12.6	13.2	12.9	12.4	12.3	12.2
East Bay	23.0	27.2	26.7	28.1	28.5	27.8	27.4	26.7	26.9	26.3
South Bay	25.2	25.8	26.4	25.9	26.1	25.4	25.8	26.4	26.3	26.6
San Francisco	41.5	35.6	35.2	34.0	32.9	33.7	33.9	34.4	34.5	34.9
<b>Regional Total</b>	<b>100.0</b>									
<b>GOVERNMENT</b>										
North Bay	16.5	16.2	16.3	16.4	16.1	15.9	15.8	16.4	16.0	16.3
East Bay	36.3	36.6	36.8	37.4	37.9	38.1	38.7	38.4	38.6	38.5
South Bay	26.4	26.9	26.9	26.8	27.0	27.1	27.3	27.1	27.2	27.2
San Francisco	20.8	20.3	20.1	19.4	19.0	18.8	18.1	18.1	18.2	18.0
<b>Regional Total</b>	<b>100.0</b>									
<b>SERVICES</b>										
North Bay	11.0	12.0	12.7	12.5	12.5	12.5	12.6	12.3	12.3	12.2
East Bay	25.7	27.4	27.8	27.7	27.7	28.1	27.9	27.4	27.2	27.2
South Bay	37.5	36.3	36.3	37.2	37.5	37.3	38.9	39.7	40.0	40.0
San Francisco	25.8	24.3	23.2	22.6	22.3	22.2	20.6	20.7	20.5	20.6
<b>Regional Total</b>	<b>100.0</b>									
<b>RETAIL</b>										
North Bay	15.1	16.6	17.0	17.3	17.8	17.9	18.1	18.1	17.7	17.7
East Bay	32.8	33.3	32.8	32.5	32.4	32.1	31.5	30.8	30.4	30.4
South Bay	35.5	34.4	34.5	34.8	34.7	34.8	35.3	35.7	36.2	36.1
San Francisco	16.6	15.7	15.7	15.4	15.0	15.2	15.2	15.4	15.6	15.8
<b>Regional Total</b>	<b>100.0</b>									
<b>MANUFACTURING</b>										
North Bay	7.1	8.1	7.8	8.6	8.8	9.2	9.6	9.4	9.7	10.2
East Bay	20.8	23.1	23.3	24.0	23.2	23.2	24.0	24.1	24.1	24.0
South Bay	63.3	61.0	60.6	59.3	59.7	59.2	58.5	59.1	59.0	58.8
San Francisco	8.7	7.9	8.3	8.1	8.3	8.5	7.9	7.4	7.1	7.0
<b>Regional Total</b>	<b>100.0</b>									
<b>CONSTRUCTION/MINING</b>										
North Bay	15.4	19.4	19.4	19.4	18.4	18.4	19.2	17.7	17.8	17.0
East Bay	36.3	36.7	36.5	37.3	38.6	37.7	36.5	36.2	34.9	35.2
South Bay	35.9	33.2	32.9	32.9	32.5	33.3	34.1	35.9	36.8	37.3
San Francisco	12.4	10.7	11.3	10.3	10.5	10.5	10.2	10.2	10.5	10.5
<b>Regional Total</b>	<b>100.0</b>									
<b>WHOLESALE TRADE</b>										
North Bay	7.8	8.9	9.4	9.8	9.7	10.3	10.5	10.2	10.2	10.6
East Bay	28.6	30.1	31.9	32.3	33.1	33.3	32.8	33.1	33.3	34.1
South Bay	41.1	43.8	43.4	43.0	42.9	42.3	42.7	43.6	43.8	42.9
San Francisco	22.5	17.1	15.2	14.9	14.3	14.1	14.0	13.1	12.6	12.4
<b>Regional Total</b>	<b>100.0</b>									
<b>TRANSPORTATION</b>										
North Bay	6.8	7.0	6.7	7.5	7.8	7.8	8.2	8.4	8.6	9.2
East Bay	30.2	29.8	29.2	27.8	29.1	30.1	31.8	31.8	31.7	31.3
South Bay	39.4	43.8	44.8	45.7	44.7	44.7	43.6	43.8	44.3	44.1
San Francisco	23.5	19.4	19.3	19.0	18.4	17.5	16.4	16.0	15.4	15.4
<b>Regional Total</b>	<b>100.0</b>									
<b>COMMUNICATION/ UTILITIES</b>										
North Bay	9.0	10.3	10.6	10.9	9.2	9.7	8.4	8.4	8.6	8.5
East Bay	30.5	42.6	42.1	40.3	41.5	40.3	40.0	38.1	37.6	37.6
South Bay	24.6	21.3	21.9	22.5	23.1	24.2	24.6	23.9	24.0	24.5
San Francisco	36.0	25.8	25.5	26.4	26.2	25.8	26.9	29.8	29.4	29.4
<b>Regional Total</b>	<b>100.0</b>									
<b>AGRICULTURE</b>										
<b>Regional Total</b>	<b>29.0</b>	<b>35.0</b>	<b>33.2</b>	<b>34.1</b>	<b>35.4</b>	<b>37.1</b>	<b>35.4</b>	<b>36.1</b>	<b>35.5</b>	<b>33.5</b>

Source: City and County of San Francisco Planning Department  
California Employment Development Department

**BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION 1985-1998**

Percentage Change

CATEGORY/Subregion	1985-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
F.I.R.E.										
North Bay	15.8	2.1	3.3	5.3	3.8	-7.4	-2.8	2.9	2.8	-1.2
East Bay	23.8	-1.8	5.7	2.1	-3.4	-7.2	-1.3	4.6	1.3	-6.3
South Bay	7.5	2.1	-1.5	1.5	-3.7	-4.0	3.4	3.3	4.6	3.3
San Francisco	-9.9	-1.4	-2.8	-2.9	1.5	-5.1	2.4	4.2	4.8	7.7
Regional Total	4.9	-0.2	0.5	0.6	-1.0	-5.7	1.0	3.9	3.6	1.4
GOVERNMENT										
North Bay	5.8	0.3	-0.3	-3.2	-1.4	-2.5	4.0	-2.6	1.9	-0.8
East Bay	8.9	0.4	0.8	0.0	0.0	-0.1	-1.0	0.7	-0.4	-0.8
South Bay	9.8	-0.2	-1.2	-0.5	0.0	-1.0	-1.1	0.5	-0.2	-1.8
San Francisco	4.9	-1.1	-4.3	-3.4	-1.2	-5.4	-0.4	0.6	-1.1	-7.3
Regional Total	7.8	-0.1	-1.0	-1.3	-0.4	-1.7	-0.1	0.1	-0.1	-2.3
SERVICES										
North Bay	31.7	7.9	-0.6	2.9	0.9	8.2	2.2	6.1	3.0	22.1
East Bay	29.0	3.6	0.4	3.5	2.1	6.0	3.4	5.1	4.6	23.0
South Bay	17.2	2.2	3.3	4.2	0.3	11.4	7.4	6.6	4.5	33.7
San Francisco	14.0	-2.3	-1.9	1.6	0.5	-0.8	5.6	5.3	4.4	15.6
Regional Total	21.0	2.2	0.8	3.2	0.9	6.8	5.3	5.9	4.3	25.2
RETAIL										
North Bay	22.2	0.4	-1.7	3.7	1.2	2.7	2.4	0.9	1.4	8.9
East Bay	13.0	-3.3	-4.8	0.7	-0.7	0.1	0.2	1.4	1.7	2.7
South Bay	7.6	-1.6	-2.7	0.6	0.6	3.3	3.5	4.5	1.5	14.1
San Francisco	5.4	-2.1	-5.7	-1.4	1.4	2.1	3.4	4.6	3.1	15.5
Regional Total	11.2	-1.9	-3.7	0.9	0.4	2.0	2.3	2.9	1.8	9.7
MANUFACTURING										
North Bay	12.8	-4.7	5.7	0.0	2.6	8.5	3.2	7.8	8.2	34.0
East Bay	11.0	-1.2	-0.3	-5.9	-1.9	7.0	6.1	4.3	2.6	19.1
South Bay	-3.8	-2.5	-5.5	-1.9	-2.6	2.2	6.6	3.9	3.0	13.6
San Francisco	-9.5	3.1	-5.6	0.0	0.0	-3.8	-0.8	0.0	1.3	-3.4
Regional Total	0.0	-1.9	-3.4	-2.5	-1.8	3.4	5.6	4.1	3.3	15.3
CONSTRUCTION/MINING										
North Bay	42.6	-3.6	-5.0	-8.7	0.0	8.1	0.4	12.7	2.7	25.7
East Bay	15.0	-4.4	-2.9	-0.5	-2.3	0.5	7.9	8.2	8.5	24.3
South Bay	4.9	-4.7	-4.9	-5.1	2.7	6.3	14.4	15.2	9.2	57.0
San Francisco	-2.4	1.8	-13.0	-2.1	0.0	0.8	9.1	15.2	7.8	36.6
Regional Total	13.5	-3.7	-5.1	-3.8	0.0	3.9	8.8	12.2	7.7	36.5
WHOLESALE TRADE										
North Bay	28.1	3.9	-0.6	-6.3	6.7	6.3	0.6	6.4	5.5	28.0
East Bay	17.8	4.0	-3.3	-3.2	2.0	2.5	4.1	7.0	4.2	21.4
South Bay	19.6	-2.9	-5.5	-5.7	0.0	5.2	5.5	6.7	-0.3	18.0
San Francisco	-14.8	-12.8	-6.8	-9.2	0.0	3.6	-3.5	2.3	-0.2	2.1
Regional Total	12.0	-1.9	-4.6	-5.5	1.3	4.2	3.3	6.2	1.8	17.8
TRANSPORTATION										
North Bay	16.4	-2.8	8.7	6.7	0.0	10.0	4.5	6.5	9.2	33.8
East Bay	12.6	-1.6	-6.4	7.1	3.3	10.3	2.3	3.1	1.4	22.0
South Bay	27.0	2.7	0.2	0.0	0.0	2.0	2.8	4.8	2.0	12.0
San Francisco	-5.6	0.2	-3.5	-0.8	-5.3	-1.7	-0.6	0.0	2.1	-5.5
Regional Total	14.3	0.5	-1.8	2.3	0.0	4.5	2.2	3.6	2.4	13.4
COMMUNICATION/ UTILITIES										
North Bay	4.6	2.9	0.0	-14.3	0.0	-15.0	2.0	7.7	3.6	-3.3
East Bay	26.7	-0.4	-6.8	3.8	-7.4	-3.2	-2.5	4.2	4.9	-4.4
South Bay	-21.3	3.6	0.0	3.4	0.0	-0.7	-0.7	6.1	6.8	11.8
San Francisco	-34.8	-0.5	0.5	0.0	-5.9	1.9	12.9	6.0	3.5	18.8
Regional Total	-9.2	0.8	-2.7	0.8	-4.6	-2.4	2.5	5.5	4.8	5.5
AGRICULTURE										
Regional Total	9.5	-4.3	0.0	4.5	0.0	-7.0	4.7	3.6	-0.9	0.0

 Source: City and County of San Francisco Planning Department  
 California Employment Development Department

**TABLE 2.3.4**
**BAY AREA  
EMPLOYMENT  
BY INDUSTRY  
GROUP AND  
SUBREGION  
PERCENTAGE  
CHANGE**

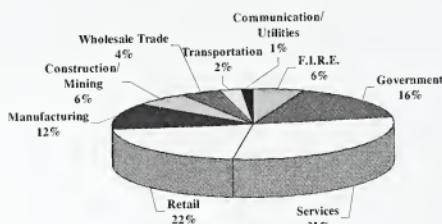
### GRAPHS 2.3.1

#### BAY AREA NON-FARM EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION

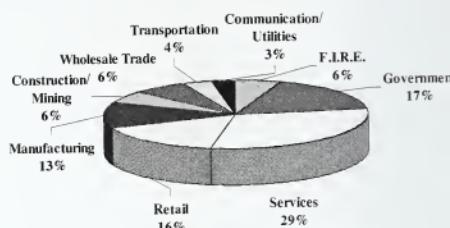
#### PERCENTAGE DISTRIBUTION

1998

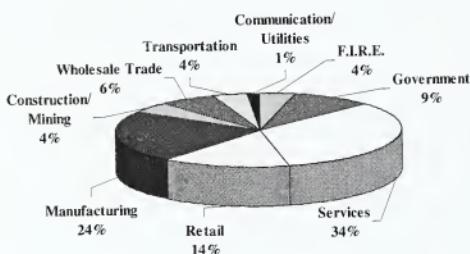
#### NORTH BAY 1998



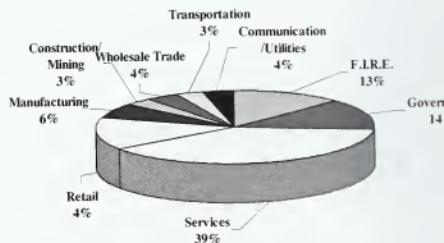
#### EAST BAY 1998



#### SOUTH BAY 1998



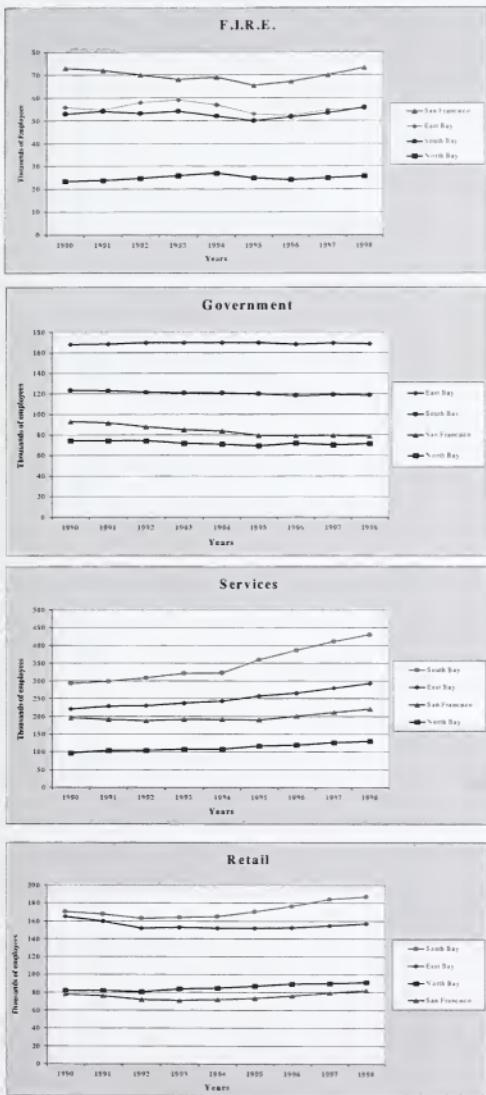
#### SAN FRANCISCO 1998



Source: City and County of San Francisco Planning Department  
California Employment Development Department

## GRAPHS 2.3.2

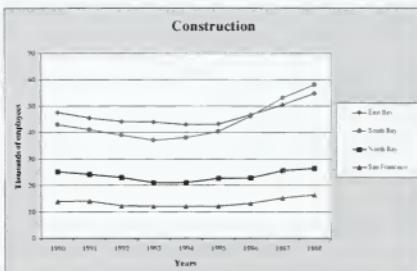
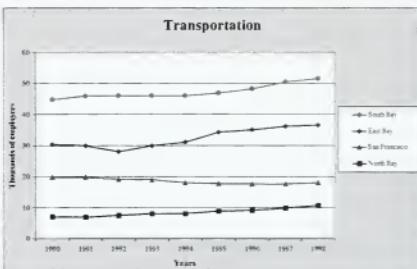
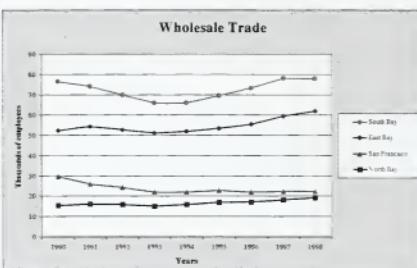
### BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION



Source: City and County of San Francisco Planning Department  
California Employment Development Department

## GRAPHS 2.3.2

### BAY AREA EMPLOYMENT BY INDUSTRY GROUP AND SUBREGION



Source: City and County of San Francisco Planning Department  
California Employment Development Department





## **3.0 EMPLOYMENT IN SAN FRANCISCO**

Chapter 3.0 provides information about employment trends in San Francisco from 1985 to 1998. Job quantity and growth are major indicators of San Francisco's economic vitality. The employment data presented in this chapter are from the California Employment Development Department (EDD). They are based on payroll jobs in San Francisco. The data are annual averages based on quarterly raw data from the Employment Development Department. It is important to recognize that these data differ from the benchmark data provided by EDD on its Internet Web page (<http://www.calmis.cahwnet.gov>). The latter figures omit private household employment data (SIC 88) and are adjusted throughout the year.

*Employment* as reported in this section is defined as number of employees who were either at work or temporarily absent from work due to illness, vacation, strike, or other personal reasons during the years discussed in this chapter. Employment data are collected by place of work. Someone holding a job in San Francisco is part of the San Francisco employment pool no matter where he or she lives. Someone holding more than one job is counted separately for each job. These data do not include unpaid family workers, the self-employed, volunteers, or persons involved in trade disputes.

Government employment numbers have been redistributed into the Office, Industrial and Cultural/Institutional Land Use Activities for the years 1996, 1997, and 1998. Prior to 1996 some, but not all, government jobs already appeared as more specific Land Use Activities. Since the Government category is not, specifically, a Land Use Activity, parsing the remaining jobs into well defined Land Use Activities is a more accurate representation of the data.

Section 3.1 describes San Francisco employment by Land Use Activities from 1985 to 1998. Section 3.2 shows the city's employment trends in further detail by presenting employment information for specific industry groups within each Land Use Activity from 1985 to 1998. The tables in sections 3.1 and 3.2 show annual average number of jobs, annual percentage distributions, and percentage changes.

Section 3.3 presents San Francisco employment in its geographic context. In this section, employment data are shown cross-tabulated by Commerce and Industry (C&I) Districts and Land Use Activity. For a detailed explanation of the Land Use Activity classification, C&I Districts, and SIC codes, refer to the Data Formats section in the Introduction. For both section 3.3 and section 3.4, a very large number of jobs are in the "other" district category. These are jobs purported to be in San Francisco according to county tax records. However, their physical location in San Francisco is unknown.

Section 3.4 includes a table of employees grouped according to the size of the establishment in which they work. These employees are then categorized according to the C&I District in which the establishment is located. The table also includes the percentage distribution of employees in each C&I District and the percentage distribution of employees within each of the four establishment class sizes.

**TABLE 3.1.1****EMPLOYMENT BY LAND USE ACTIVITY, 1985-1998**

Annual Average (Thousands of Jobs)

Land Use	Cultural/ Institutional/Government/Other								TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other		
1985	176,753	86,295	144,998	14,373	93,624	35,644	812	552,500	
1986	179,256	87,391	140,106	14,532	94,252	34,631	1,332	551,500	
1987	178,085	87,821	135,232	15,662	97,362	34,818	2,421	551,400	
1988	181,035	87,329	131,644	17,688	98,018	35,353	1,233	552,300	
1989	185,794	88,560	127,215	16,259	100,682	35,453	1,936	555,900	
1990	186,988	87,738	125,620	17,741	104,347	34,938	1,629	559,000	
1991	176,692	84,946	122,692	18,446	107,242	35,678	1,104	546,800	
1992	169,441	79,654	118,023	17,824	108,370	32,600	988	526,900	
1993	170,378	80,050	114,411	17,297	105,323	32,722	1,319	521,500	
1994	168,607	79,625	114,918	17,961	106,809	33,400	1,472	522,800	
1995	165,559	84,124	116,418	18,580	111,915	31,518	1,605	529,719	
1996	189,879	85,651	120,096	18,176	128,705	**	464	542,971	
1997	194,017	89,043	121,706	18,918	133,490	**	900	558,074	
1998	200,801	92,454	122,620	19,366	138,049	**	459	573,748	

**Percentage Distribution by Land Use Activity**

Land Use	Cultural/ Institutional/Government/Other								TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other		
1985	32.0	15.6	26.2	2.6	16.9	6.5	0.1	100.0	
1986	32.5	15.8	25.4	2.6	17.1	6.3	0.2	100.0	
1987	32.3	15.9	24.5	2.8	17.7	6.3	0.4	100.0	
1988	32.8	15.8	23.8	3.2	17.7	6.4	0.2	100.0	
1989	33.4	15.9	22.9	2.9	18.1	6.4	0.3	100.0	
1990	33.5	15.7	22.5	3.2	18.7	6.3	0.3	100.0	
1991	32.3	15.5	22.4	3.4	19.6	6.5	0.2	100.0	
1992	32.2	15.1	22.4	3.4	20.6	6.2	0.2	100.0	
1993	32.7	15.3	21.9	3.3	20.2	6.3	0.3	100.0	
1994	32.3	15.2	22.0	3.4	20.4	6.4	0.3	100.0	
1995	31.3	15.9	22.0	3.5	21.1	5.9	0.3	100.0	
1996	35.0	15.8	22.1	3.3	23.7	**	0.1	100.0	
1997	34.8	16.0	21.8	3.4	23.9	**	0.2	100.0	
1998	35.0	16.1	21.4	3.4	24.1	**	0.1	100.0	

**Percentage Change by Land Use Activity**

Land Use	Cultural/ Institutional/Government/Other								TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other		
1985-86	1.4	1.3	-3.4	1.1	0.7	-2.8	64.0	-0.2	
1986-87	-0.7	0.5	-3.5	7.8	3.3	0.5	81.8	0.0	
1987-88	1.7	-0.6	-2.7	12.9	0.7	1.5	-49.1	0.2	
1988-89	2.6	1.4	-3.4	-8.1	2.7	0.3	57.0	0.7	
1989-90	0.6	-0.9	-1.3	9.1	3.6	-1.5	-15.9	0.6	
1990-91	-5.5	-3.2	-2.3	4.0	2.8	2.1	-32.2	-2.2	
1991-92	-4.1	-6.2	-3.8	-3.4	1.1	-8.6	-10.5	-3.6	
1992-93	0.6	0.5	-3.1	-3.0	-2.8	0.4	33.5	-1.0	
1993-94	-1.0	-0.5	0.4	3.8	1.4	2.1	11.6	0.2	
1994-95	-1.8	5.7	1.3	3.4	4.8	-5.6	9.1	1.3	
1995-96	*	1.8	*	-2.2	*	*	*	2.5	
1996-97	2.2	4.0	1.3	4.1	3.7	*	*	2.8	
1997-98	3.5	3.8	0.8	2.4	3.4	*	*	2.8	
1993-98	*	15.5	*	12.0	*	*	*	*	10.0

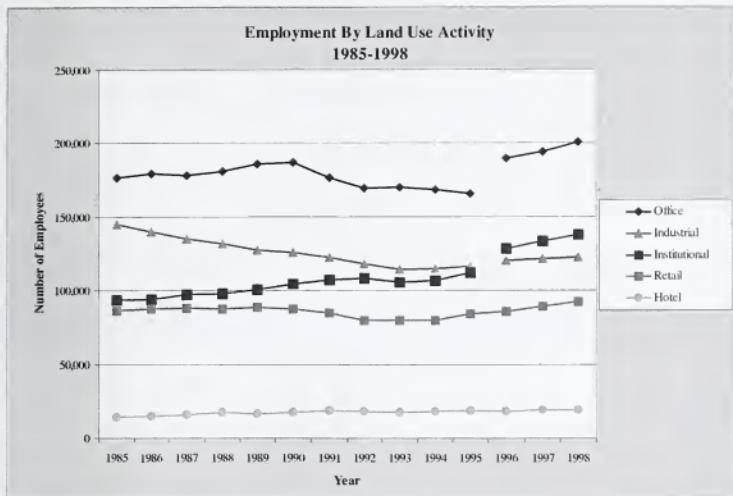
\*\*As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not comparable.

Source: City and County of San Francisco Planning Department  
California Employment Development Department

## EMPLOYMENT BY LAND USE ACTIVITY

GRAPH 3.1.1

Annual Average

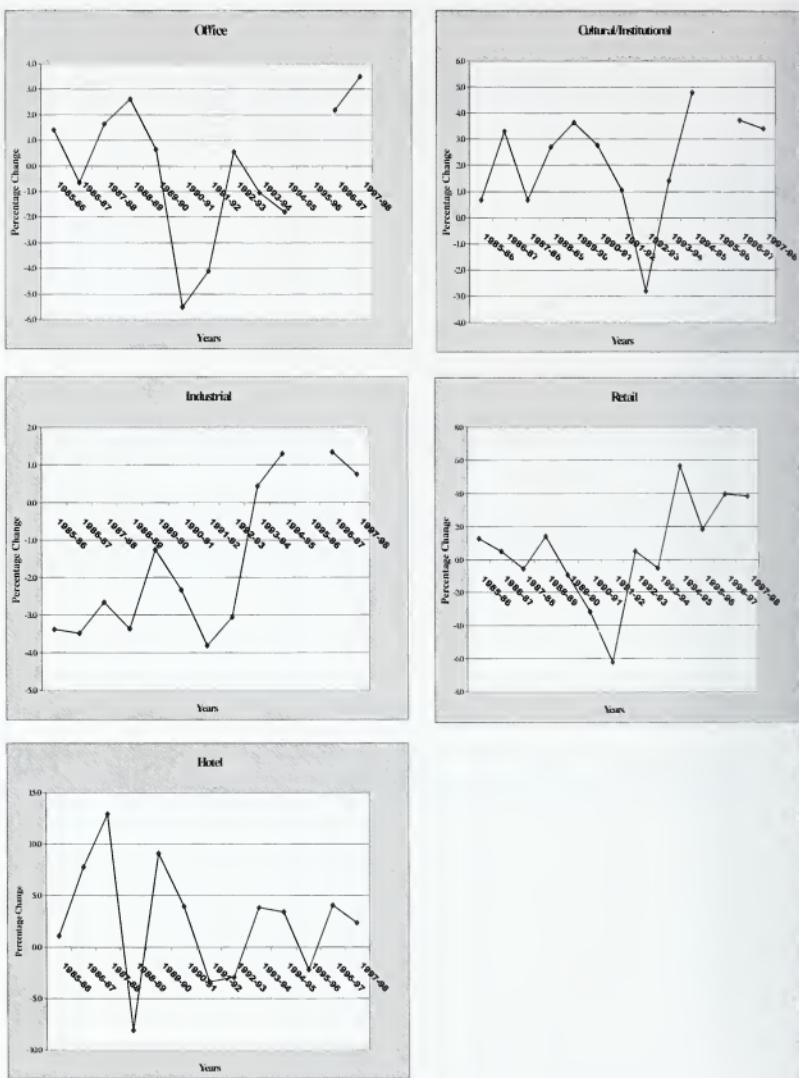


\*\*As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not compatible.

Source: City and County of San Francisco Planning Department  
California Employment Development Department

## GRAPHS 3.1.2

### EMPLOYMENT ANNUAL GROWTH RATES BY LAND USE ACTIVITY 1985-1998



Source: City and County of San Francisco Planning Department  
California Employment Development Department

TABLE 3.2.1

## OFFICE EMPLOYMENT BY INDUSTRY GROUPS, 1985-1996

## Number of Jobs

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	
Agriculture	3,142	2,793	2,441	1,820	1,613	1,824	1,809	1,834	1,956	2,125	1,786	1,993	1,615	1,402	
Finance	53,189	52,083	48,031	44,683	42,943	42,135	40,605	38,975	37,982	37,196	39,224	41,032	44,780	48,945	
Insurance	20,487	21,034	20,696	20,656	19,235	18,144	18,380	18,746	18,028	16,961	16,658	15,929	16,356	16,063	
Real Estate	10,927	11,612	11,842	12,419	13,063	13,433	14,786	11,894	11,656	12,253	9,953	10,069	10,296	11,000	
Office Services	74,809	76,610	77,873	82,120	88,464	90,644	81,744	79,930	83,460	83,999	81,456	91,055	91,668	94,258	
Legal	14,198	15,134	17,203	19,338	20,475	20,807	19,367	18,061	17,297	16,074	16,482	16,420	16,062	16,325	
Public Admin	*	*	*	*	*	*	*	*	*	*	*	*	13,380	13,239	12,808
TOTAL	176,753	179,255	178,084	181,035	185,794	186,988	176,692	169,441	170,378	168,606	165,559	189,879	194,017	200,801	

## Annual Percentage Distribution

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	
Agriculture	1.8	1.6	1.4	1.0	0.9	1.0	1.0	1.1	1.1	1.3	1.1	1.0	0.8	0.7	
Finance	30.1	29.1	27.0	24.7	23.1	22.5	23.0	23.0	22.3	22.1	21.2	21.6	23.1	24.4	
Insurance	11.6	11.7	11.6	11.4	10.4	9.7	10.4	11.1	10.6	10.1	9.3	8.4	8.4	8.0	
Real Estate	6.2	6.5	6.6	6.9	7.0	7.2	8.4	7.0	6.8	7.3	7.3	5.3	5.3	5.5	
Office Services	42.3	42.7	43.7	45.4	47.6	48.5	46.3	47.2	49.0	49.8	51.5	48.0	47.2	46.9	
Legal	8.0	8.4	9.7	10.7	11.0	11.1	11.0	10.7	10.2	9.5	9.6	8.6	8.3	8.1	
Public Admin	*	*	*	*	*	*	*	*	*	*	*	*	7.0	6.8	6.4
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	93.0	100.0	100.0	

## Percentage Change

Industry Groups	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
Agriculture	-11.4	-12.3	-25.5	-11.3	13.1	-0.8	1.4	6.6	8.6	-15.9	11.6	-19.0	-13.2	-28.3
Finance	-2.1	-7.8	-7.0	-3.9	-1.9	-3.6	-4.0	-2.5	-2.1	5.5	4.6	9.1	9.3	28.9
Insurance	2.7	-1.6	-0.2	-6.9	-5.7	1.3	2.0	-3.8	-5.9	-1.8	-4.4	2.7	-1.8	-10.9
Real Estate	6.3	2.0	4.9	5.2	2.8	10.1	-19.6	-2.0	5.1	-18.8	1.2	2.3	6.8	-5.6
Office Services	2.4	1.6	5.5	7.7	2.5	-9.8	-2.2	4.4	0.6	-3.0	11.8	0.7	2.8	12.9
Legal	6.6	13.7	12.4	5.9	1.6	-6.9	-6.7	-4.2	-7.1	2.5	-0.4	-2.2	1.6	-5.6
Public Admin	*	*	*	*	*	*	*	*	*	*	*	*	-1.0	-3.3
TOTAL	1.4	-0.7	1.7	2.6	0.6	-5.5	-4.1	0.6	-1.0	-0.7	*	-7.4	2.4	*

Note: Agriculture includes the following 2-digit SIC classifications:

- 01 Agricultural Production--Crops
- 02 Agricultural Production--Livestock & Animals
- 07 Agricultural Services
- 10 Metal Mining
- 13 Oil & Gas Extraction

Finance includes the following 2-digit SIC classifications:

- 60 Banking
- 61 Credit Agencies other than banks
- 62 Security & Commodity Brokers
- 67 Holding & Other Investment Offices

Real Estate includes the following 2-digit SIC classifications:

- 65 Real Estate

Office Services includes the following 2-digit SIC classifications:

- 47 Transportation Services

- 73 Business Services

- 87 Engineer, Account, Research, & Management Services

- 89 Miscellaneous Services

Legal includes the following 2-digit SIC classifications:

- 81 Legal Services

Insurance includes the following 2-digit SIC classifications:

- 63 Insurance Carriers

- 64 Insurance Agents, Brokers

Note: \*As of 1996, applicable Public Administration jobs (formerly part of the Government Land Use category) are included in the Office Land Use category

Source: City and County of San Francisco Planning Department  
California Employment Development Department

TABLE 3.2.2

## RETAIL EMPLOYMENT BY INDUSTRY GROUPS, 1985-1998

## Number of Jobs

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Department	7,971	7,700	7,824	7,924	7,889	8,129	7,692	6,572	5,915	4,956	4,863	5,302	5,162	4,202
Food Stores	7,625	7,978	7,907	8,165	8,516	7,999	8,222	7,993	7,654	7,623	8,005	8,280	8,487	8,294
Apparel Stores	7,468	7,404	7,188	7,968	9,101	9,214	8,992	8,503	8,920	8,585	8,819	8,311	8,721	8,923
Restaurants	31,911	32,761	32,840	31,336	31,999	31,305	31,715	29,835	31,304	31,965	34,427	35,131	37,024	38,943
Other Retail	19,621	20,068	20,190	20,563	20,949	20,789	19,107	17,367	16,515	16,895	18,285	16,091	16,744	19,368
Services & Repairs	11,700	11,481	11,871	11,372	10,105	10,302	9,217	9,383	9,741	9,601	9,725	12,536	12,905	12,724
TOTAL	86,295	87,391	87,821	87,329	88,560	87,738	84,946	79,654	80,050	79,625	84,124	85,651	89,043	92,454

## Annual Percentage Distribution

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Department	9.2	8.8	8.9	9.1	8.9	9.3	9.1	8.3	7.4	6.2	5.8	6.2	5.8	4.5
Food Stores	8.8	9.1	9.0	9.4	9.6	9.1	9.7	10.0	9.6	9.6	9.5	9.7	9.5	9.0
Apparel Stores	8.7	8.5	8.2	9.1	10.3	10.5	10.6	10.7	11.1	10.8	10.5	9.7	9.8	9.7
Restaurants	37.0	37.5	37.4	35.9	36.1	35.7	37.3	37.5	39.1	40.1	40.9	41.0	41.6	42.1
Other Retail	22.7	23.0	23.0	23.5	23.7	23.7	22.5	21.8	20.6	21.2	21.7	18.8	18.8	20.9
Services & Repairs	13.6	13.1	13.5	13.0	11.4	11.7	10.9	11.8	12.2	12.1	11.6	14.6	14.5	13.8
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change

Industry Groups	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
Department	-3.4	1.6	1.3	-0.4	3.0	-5.4	-14.6	-10.0	-16.2	-1.9	9.1	-2.6	-18.6	-29.0
Food Stores	4.6	-0.9	3.3	4.3	-6.1	2.8	-2.8	-4.2	-0.4	5.0	3.1	0.4	-2.3	8.4
Apparel Stores	-0.9	-2.9	10.8	14.2	1.2	-2.4	-5.4	4.9	-3.8	2.7	-5.9	-7.7	2.3	0.0
Restaurants	2.7	0.2	-4.6	2.1	-2.2	1.3	-5.9	4.9	2.1	7.7	1.1	9.8	5.2	24.4
Other Retail	2.3	0.6	1.8	1.9	-0.8	-8.1	-9.1	-4.9	2.3	8.2	1.5	-2.8	15.7	17.3
Services & Repairs	-1.9	3.4	-4.2	-11.1	1.9	-10.5	1.8	3.8	-1.4	1.3	3.3	9.0	-1.4	30.6
TOTAL	1.3	0.5	-0.6	1.4	-0.9	-3.2	-6.2	0.5	-0.5	5.7	1.4	0.4	3.8	15.5

Note:

Department includes the following 2-digit SIC classifications:

53 General Merchandise Stores

Food stores includes the following 2-digit SIC classifications:

54 Food Stores

Apparel stores includes the following 2-digit SIC classifications:

55 Apparel and Accessory Stores

Restaurants includes the following 2-digit SIC classifications:

56 Eating and Drinking Places

Other Retail includes the following 2-digit SIC classifications:

52 Building Materials and Garden Supplies

57 Furniture and Home Furnishings

59 Miscellaneous Retail

Services &amp; Repairs includes the following 2-digit SIC classifications:

55 Automotive Dealers and Service Stations

72 Personal Services

75 Auto Repair, Services, and Garages

76 Miscellaneous Repair Services

Source: City and County of San Francisco Planning Department  
California Employment Development Department

**INDUSTRIAL EMPLOYMENT BY INDUSTRY GROUPS 1985-1998**
**TABLE 3.2.3**

Number of Jobs	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Construction	14,188	15,229	15,741	15,018	14,141	15,066	14,104	11,585	11,246	11,112	12,239	13,142	14,814	15,455
Transportation	25,163	25,517	25,626	25,025	24,165	24,453	27,531	26,924	26,208	26,666	26,857	25,897	25,660	24,769
Public Utilities	10,684	10,735	9,835	9,377	8,983	9,069	9,498	9,527	8,941	8,604	10,326	10,450	11,801	12,189
Communication	17,190	13,089	10,982	10,013	9,142	9,911	9,054	10,082	9,994	10,438	9,310	9,430	9,934	10,825
Wholesale	35,480	34,881	32,095	31,641	31,435	29,568	24,672	23,484	21,901	21,949	23,740	22,956	22,042	22,055
Food Processing	6,988	7,076	6,938	5,839	4,992	4,386	4,986	4,857	4,971	4,067	3,432	3,653	3,756	3,027
Apparel Mfg	11,928	11,652	12,252	12,965	13,034	13,906	14,057	14,094	14,600	14,704	14,631	15,023	14,754	14,029
Printing	8,591	9,265	9,296	9,992	10,038	9,001	8,910	8,195	8,538	8,883	8,006	8,341	8,452	8,650
Other	14,787	12,663	12,466	11,775	11,284	10,260	9,880	9,274	8,011	8,496	7,877	11,205	10,493	11,620
TOTAL	144,998	140,106	135,232	131,644	127,215	125,620	122,692	118,023	114,411	114,918	116,418	120,096	121,706	122,620

**Annual Percentage Distribution**

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Construction	9.8	10.9	11.6	11.4	11.1	12.0	11.5	9.8	9.8	9.7	10.5	10.9	12.2	12.6
Transportation	17.4	18.2	18.9	19.0	19.0	19.5	22.4	22.8	22.9	23.2	23.1	21.6	21.1	20.2
Public Utilities	7.4	7.7	7.3	7.1	7.1	7.2	7.7	8.1	7.8	7.5	8.9	8.7	9.7	9.9
Communication	11.9	9.3	8.1	7.6	7.2	7.9	7.4	8.5	8.7	9.1	8.0	7.9	8.2	8.8
Wholesale	24.5	24.9	23.7	24.0	24.7	23.5	20.1	19.9	19.1	19.1	20.2	19.1	18.1	18.0
Food Processing	4.8	5.1	5.1	4.4	3.9	3.5	4.1	4.1	4.3	3.5	2.8	3.0	3.1	2.5
Apparel Mfg	8.2	8.3	9.1	9.8	10.2	11.1	11.5	11.9	12.8	12.8	13.0	12.5	12.1	11.4
Printing	5.9	6.6	6.9	7.6	7.9	7.2	7.3	6.9	7.5	7.7	7.2	6.9	6.9	7.1
Other	10.2	9.0	9.2	8.9	8.9	8.2	8.1	7.9	7.0	7.4	7.3	9.3	8.6	9.5
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change**

Industry Groups	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Construction	7.3	3.4	-4.6	-5.8	6.5	-6.4	-17.9	-2.9	-1.2	6.5	7.5	12.7	4.3	37.4
Transportation	1.4	0.4	-2.3	-3.4	1.2	12.6	-2.2	-2.7	1.7	-4.2	-4.0	-0.9	-3.5	-5.5
Public Utilities	0.5	-8.4	-4.7	-4.2	1.0	4.7	0.3	-6.2	-3.8	14.1	1.2	12.9	3.3	36.3
Communication	-23.9	-16.1	-8.8	-8.7	8.4	-8.6	11.4	-0.9	4.4	-11.5	2.2	5.3	9.0	8.3
Wholesale	-1.7	-8.0	-1.4	-0.7	-5.9	-16.6	-4.8	-6.7	0.2	5.0	-3.7	-4.0	0.1	0.7
Food Processing	1.3	-2.0	-15.8	-14.5	-12.1	13.7	-2.6	2.4	-18.2	-21.7	8.5	2.8	-19.4	-39.1
Apparel Mfg	-2.3	5.2	5.8	0.5	6.7	1.1	0.3	3.6	0.7	0.7	2.7	-1.8	-4.9	-3.9
Printing	7.8	0.3	7.5	0.5	-10.3	-1.0	-8.0	4.2	4.0	-7.8	4.6	1.3	2.3	1.3
Other	-14.4	-1.6	-5.5	-4.2	-9.1	-3.7	-6.1	-13.6	6.1	-2.0	**	-6.4	10.7	**
TOTAL	-3.4	-3.5	-2.7	-3.4	-1.3	-2.3	-3.8	-3.1	0.4	-0.8	**	1.3	0.8	**

Note: Construction includes the following 2-digit SIC classifications:

15 Building Constrn--General Building Contractors

16 Heavy Construction other than Residential

17 Construction--special Trade Contractors

Transportation includes the following 2-digit SIC classifications:

37 Transportation Equipment

41 Local and Inturban Passenger Transit

42 Trucking and Warehousing

44 Water Transportation

45 Transportation By Air

Public Utilities includes the following 2-digit SIC classifications:

49 Electric, Gas, and Sanitary Services

Communication includes the following 2-digit SIC classifications:

48 Communications

Wholesale includes the following 2-digit SIC classifications:

50 Wholesale Trade--Durable Goods

51 Wholesale Trade--Non Durable Goods

Food Processing includes the following 2-digit SIC classifications:

20 Food and Kindred Products

Note: \*As of 1996, applicable Public Agency jobs (formerly part of the Government Land Use category) are included in the Industrial Land Use category.

Source: City and County of San Francisco Planning Department  
California Employment Development Department

Apparel Mfg includes the following 2-digit SIC classifications:

22 Textile Mill Products

23 Apparel and Other Textile Products

Printing includes the following 2-digit SIC classifications:

27 Printing and Publishing

Other includes the following 2-digit SIC classifications:

09 Fishing, Hunting, and Trapping

24 Lumber and Wood Products

25 Furniture and Fixtures

26 Paper and Allied Products

28 Chemicals and Allied Products

29 Petroleum/Refining/Related Industries

30 Rubber and Miscellaneous Plastics Products

31 Leather and Leather Products

32 Stone/Clay/Glass/Concrete Products

33 Primary Metal Industries

34 Fabricated Metal Products

35 Machinery, except Electrical

36 Electrical/Electronic Machinery Equipment

38 Instruments and Related Products

39 Miscellaneous Manufacturing Industries

Public Agencies

## CULTURAL/INSTITUTIONAL EMPLOYMENT BY INDUSTRY GROUPS, 1985-1998

TABLE 3.2.4

## Number of Jobs

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	
Film & Recreation	9,347	9,108	9,988	10,513	10,605	10,927	10,475	10,188	10,957	11,259	13,060	12,984	13,808	12,718	
Health Services	33,259	33,782	35,310	34,384	35,089	35,739	37,326	40,154	36,576	36,146	35,914	34,887	35,558	35,564	
Educational Services	30,072	30,675	30,751	30,735	31,089	32,223	32,732	32,842	31,828	33,114	34,617	37,149	38,922	42,771	
Social Services	7,409	7,976	7,805	8,659	9,172	10,738	11,137	10,791	11,530	12,186	13,549	13,899	14,409	14,983	
Public Agencies	*	*	*	*	*	*	*	*	*	*	*	*	13,822	13,923	14,325
Other	13,537	12,710	13,508	13,726	14,727	14,719	15,573	14,395	14,431	14,105	14,775	15,965	16,870	17,688	
TOTAL	93,624	94,252	97,362	98,018	100,682	104,347	107,242	108,370	105,323	106,809	111,915	128,705	133,490	138,049	

## Annual Percentage Distribution

Industry Groups	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	
Film & Recreation	10.0	9.7	10.3	10.7	10.5	10.5	9.8	9.4	10.4	10.5	10.7	10.1	10.3	9.2	
Health Services	35.5	35.8	36.3	35.1	34.9	34.3	34.8	37.1	34.7	33.8	33.0	27.1	26.6	25.8	
Educational Services	32.1	32.5	31.6	31.4	30.9	30.9	30.5	30.3	30.2	31.0	30.9	28.9	29.2	31.0	
Social Services	7.9	8.5	8.0	8.8	9.1	10.3	10.4	10.0	10.9	11.4	11.9	10.8	10.8	10.9	
Public Agencies	*	*	*	*	*	*	*	*	*	*	*	*	10.7	10.4	10.4
Other	14.5	13.5	13.9	14.0	14.6	14.1	14.5	13.3	13.7	13.2	13.4	12.4	12.6	12.8	
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	

## Percentage Change

Industry Groups	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
Film & Recreation	-2.6	9.7	5.3	0.9	3.0	-4.1	-2.7	7.5	2.8	16.0	-0.6	6.4	-7.9	16.1
Health Services	1.6	4.5	-2.6	2.0	1.9	4.4	7.6	-8.9	-1.2	-0.6	-2.9	1.9	0.0	-2.8
Educational Services	2.0	0.2	-0.1	1.1	3.6	1.6	0.3	-3.1	4.0	4.5	7.3	4.8	9.9	34.4
Social Services	7.7	-2.1	10.9	5.9	17.1	3.7	-3.1	6.9	5.7	11.2	2.6	3.7	4.0	29.9
Public Agencies	*	*	*	*	*	*	*	*	*	*	*	*	0.7	2.9
Other	-6.1	6.3	1.6	7.3	-0.1	5.8	-7.6	0.2	-2.3	4.1	7.7	5.7	4.9	22.6
TOTAL	0.7	3.3	0.7	2.7	3.6	2.8	1.1	-2.8	1.4	2.6	*	3.7	3.4	*

Note:

Film &amp; Recreation includes the following 2-digit SIC classifications:

78 Motion Pictures

79 Amusement &amp; Recreation Services

Health Services includes the following 2-digit SIC classifications:

80 Health Services

Educational Services includes the following 2-digit SIC classifications:

82 Educational Services

Social Services includes the following 2-digit SIC classifications:

83 Social Services

Other includes the following 2-digit SIC classifications:

84 Museums, Botanical, Zoological Gardens

85 Membership Organization

88 Private Households

Public Agencies

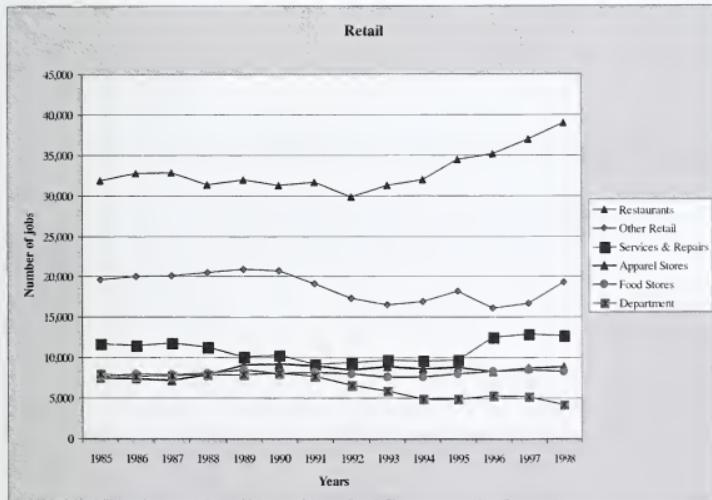
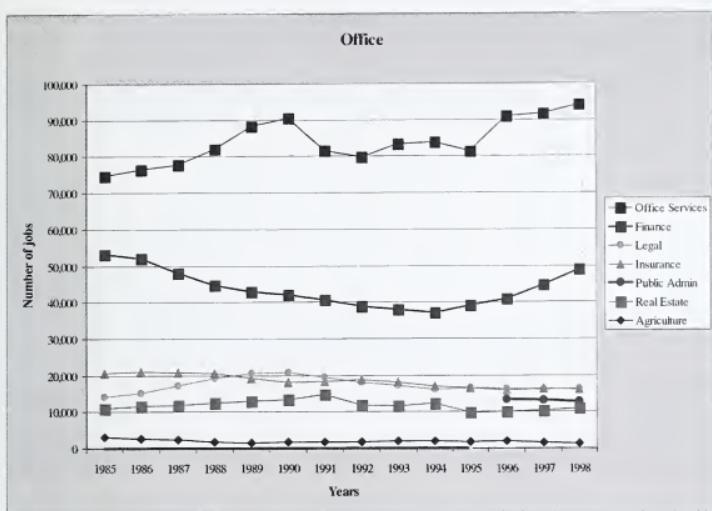
9 A portion of the remaining Government jobs

Note: \*As of 1996, applicable Public Agency jobs (formerly part of the Government Land Use category) are included in the Cultural/Institutional Land Use category.

Source: City and County of San Francisco Planning Department  
California Employment Development Department

### GRAPHS 3.2.1

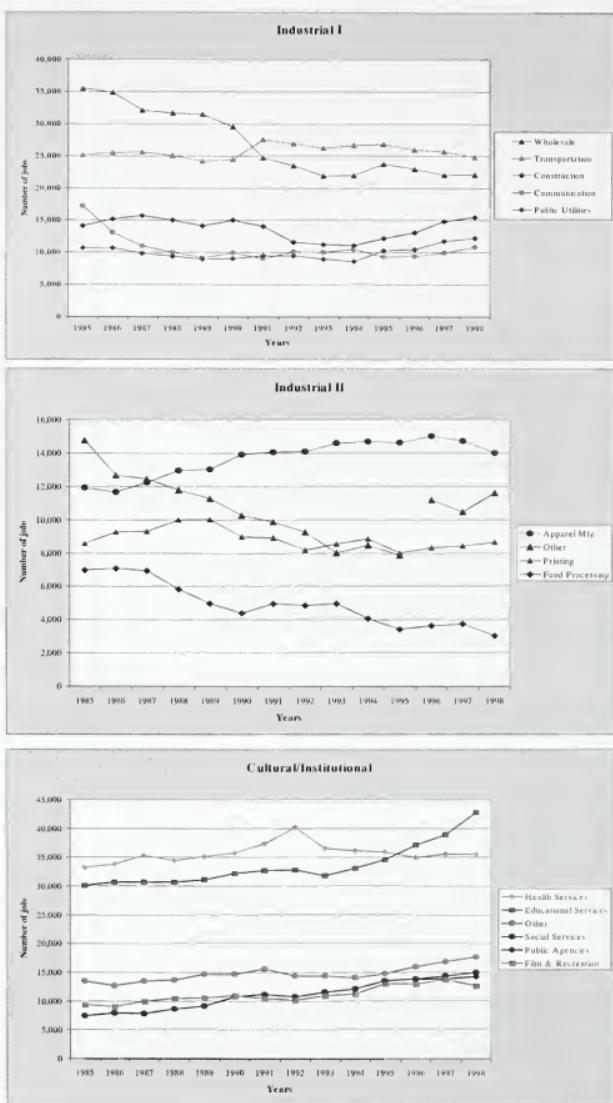
#### OFFICE AND RETAIL LAND USES' EMPLOYMENT BY INDUSTRY 1985-1998



\*\*As of 1996, Government jobs have been parsed out to Office, Industrial, and Cultural/Institutional Land Use Activities. As a result, the numbers of jobs before and after 1996, for these Land Use Activities, are not comparable.

Source: City and County of San Francisco Planning Department  
California Employment Development Department

**GRAPHS 3.2.2**  
**INDUSTRIAL AND CULTURAL LAND USES' EMPLOYMENT BY INDUSTRY 1985-1998**



Source: City and County of San Francisco Planning Department  
 California Employment Development Department

## EMPLOYMENT BY COMMERCE &amp; INDUSTRY DISTRICT, 1998

TABLE 3.3.1

Land Use	Office	Retail	Industrial	Hotel/		TOTAL
				Other	Cultural/ Institutional	
Bayview	1,822	2,704	18,123	0	6,403	29,053
Civic Center	6,771	8,031	1,895	5,119	11,263	33,078
Financial	120,648	17,128	26,039	6,600	12,507	182,921
Mission	1,598	3,627	3,676	27	2,868	11,796
North Beach	3,189	8,917	2,810	1,016	2,271	18,204
North Central	3,269	8,921	1,302	798	32,675	46,966
Northwest	2,039	4,961	1,123	21	9,999	18,142
SOMA	24,493	13,112	41,605	2,690	26,886	108,785
Southwest	4,745	12,934	4,491	161	12,883	35,214
Van Ness	3,508	5,783	1,572	1,473	3,954	16,290
Other	29,126	6,334	19,988	1,502	16,349	73,298
<b>TOTAL</b>	<b>201,207</b>	<b>92,454</b>	<b>122,624</b>	<b>19,407</b>	<b>138,056</b>	<b>573,748</b>

## Percentage Distribution by C&amp;I District

Land Use	Office	Retail	Industrial	Cultural/		TOTAL
				Hotel	Institutional	
Bayview	0.9	2.9	14.8	0.0	4.6	5.1
Civic Center	3.4	8.7	1.5	26.4	8.2	5.8
Financial	60.0	18.5	21.2	34.0	9.1	31.9
Mission	0.8	3.9	3.0	0.1	2.1	2.1
North Beach	1.6	9.6	2.3	5.2	1.6	3.2
North Central	1.6	9.6	1.1	4.1	23.7	8.2
Northwest	1.0	5.4	0.9	0.1	7.2	3.2
SOMA	12.2	14.2	33.9	13.9	19.5	19.0
Southwest	2.4	14.0	3.7	0.8	9.3	6.1
Van Ness	1.7	6.3	1.3	7.6	2.9	2.8
Other	14.5	6.9	16.3	7.7	11.8	12.8
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Distribution by Land Use

Land Use	Office	Retail	Industrial	Cultural/		TOTAL
				Hotel	Institutional	
Bayview	6.3	9.3	62.4	0.0	22.0	100.0
Civic Center	20.5	24.3	5.7	15.5	34.0	100.0
Financial	66.0	9.4	14.2	3.6	6.8	100.0
Mission	13.6	30.7	31.2	0.2	24.3	100.0
North Beach	17.5	49.0	15.4	5.6	12.5	100.0
North Central	7.0	19.0	2.8	1.7	69.6	100.0
Northwest	11.2	27.3	6.2	0.1	55.1	100.0
SOMA	22.5	12.1	38.2	2.5	24.7	100.0
Southwest	13.5	36.7	12.8	0.5	36.6	100.0
Van Ness	21.5	35.5	9.7	9.0	24.3	100.0
Other	39.7	8.6	27.3	2.0	22.3	100.0
<b>TOTAL</b>	<b>35.1</b>	<b>16.1</b>	<b>21.4</b>	<b>3.4</b>	<b>24.1</b>	<b>100.0</b>

Source: City and County of San Francisco Planning Department  
 California Employment Development Department

TABLE 3.4.1

Employment By Commerce and Industry District and Establishment Size Class, 1998

## Number of Employees by Size Class

District	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	874	1,655	2,784	4,041	2,665	3,748	1,222	4,242	7,819	29,053
Civic Center	1,590	1,734	2,346	4,005	2,832	4,133	3,404	3,885	9,150	33,078
Financial	7,395	8,798	12,903	23,461	22,875	30,549	23,175	26,035	27,730	182,921
Mission	1,464	1,597	2,015	2,898	1,768		2,054		0	11,796
North Beach	1,413	1,659	2,355	4,293	2,265	2,706		3,513		18,204
North Central	3,063	2,909	3,965	5,736	2,949	3,329	2,056	22,959		46,966
North West	2,266	2,164	2,388	2,537	1,360	2,198	1,062		4,167	18,142
SOMA	3,934	5,528	8,124	16,199	10,635	14,033	9,782	7,322	33,228	108,785
South West	5,000	4,766	5,361	6,036	3,709	4,303	2,397		3,641	35,214
Van Ness	1,794	1,816	2,436	3,549	2,089	2,597	2,010		0	16,290
Other Zip Codes	7,623	3,257	5,236	10,534	9,718	10,119	7,527	6,348	12,936	73,298
<b>TOTAL</b>	<b>36,415</b>	<b>35,885</b>	<b>49,912</b>	<b>83,292</b>	<b>62,866</b>	<b>77,716</b>	<b>54,688</b>	<b>82,110</b>	<b>90,864</b>	<b>573,748</b>

## Percentage Distribution by Size Class

District	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	3.0	5.7	9.6	13.9	9.2	12.9	4.2	14.6	26.9	100.0
Civic Center	4.8	5.2	7.1	12.1	8.6	12.5	10.3	11.7	27.7	100.0
Financial	4.0	4.8	7.1	12.8	12.5	16.7	12.7	14.2	15.2	100.0
Mission	12.4	13.5	17.1	24.6	15.0		17.4		0.0	100.0
North Beach	7.8	9.1	12.9	23.6	12.4	14.9		19.3		100.0
North Central	6.5	6.2	8.4	12.2	6.3	7.1	4.4		48.9	100.0
North West	12.5	11.9	13.2	14.0	7.5	12.1	5.9		23.0	100.0
SOMA	3.6	5.1	7.5	14.9	9.8	12.9	9.0	6.7	30.5	100.0
South West	14.2	13.5	15.2	17.1	10.5	12.2	6.8		10.3	100.0
Van Ness	11.0	11.1	15.0	21.8	12.8	15.9	12.3		0.0	100.0
Other Zip Codes	10.4	4.4	7.1	14.4	13.3	13.8	10.3	8.7	17.6	100.0
<b>TOTAL</b>	<b>6.3</b>	<b>6.3</b>	<b>8.7</b>	<b>14.5</b>	<b>11.0</b>	<b>13.5</b>	<b>9.5</b>	<b>14.3</b>	<b>15.8</b>	<b>100.0</b>

## Percentage Distribution by C&amp;I District

District	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+	TOTAL
Bayview	2.4	4.6	5.6	4.9	4.2	4.8	2.2	5.2	8.6	5.1
Civic Center	4.4	4.8	4.7	4.8	4.5	5.3	6.2	4.7	10.1	5.8
Financial	20.3	24.5	25.9	28.2	36.4	39.3	42.4	31.7	30.5	31.9
Mission	4.0	4.4	4.0	3.5	2.8		3.8		0.0	2.1
North Beach	3.9	4.6	4.7	5.2	3.6	3.5		4.3		3.2
North Central	8.4	8.1	7.9	6.9	4.7	4.3	3.8		28.0	8.2
North West	6.2	6.0	4.8	3.0	2.2	2.8	1.9		5.1	3.2
SOMA	10.8	15.4	16.3	19.4	16.9	18.1	17.9	8.9	36.6	19.0
South West	13.7	13.3	10.7	7.2	5.9	5.5	4.4		4.4	6.1
Van Ness	4.9	5.1	4.9	4.3	3.3	3.3	3.7		0.0	2.8
Other Zip Codes	20.9	9.1	10.5	12.6	15.5	13.0	13.8	7.7	14.2	12.8
<b>TOTAL</b>	<b>100.0</b>									

Source: City and County of San Francisco Planning Department  
California Employment Development Department





## **4.0**

# **ESTABLISHMENTS**

Chapter 4.0 provides information on the number and distribution of business establishments located in San Francisco. The information is based on 1998 data from the Office of the Tax Collector, City and County of San Francisco. Prior to 1995, San Francisco business establishments data came from the Bureau of the Census, County Business Patterns; therefore, the number of establishments reported in the inventories since then are not directly comparable to those in previous inventories.

In this chapter, San Francisco business establishments are presented by Land Use Activity and by Commerce and Industry (C&I) District. For a detailed explanation of the Land Use Activity classification and C&I Districts, refer to the Introduction, Data Formats section.

The Tax Collector's data presented in this chapter report the number of locations in San Francisco where business is conducted or where services or industrial operations are performed. A single company or owner may conduct operations or services at multiple locations, all of which are included in these data. Tax Collector data do not include government agencies or non-profit organizations which do not file taxes.

These data are derived from business tax statements filed by businesses located in San Francisco. San Francisco business tax is a tax on the gross receipts of businesses located in San Francisco. The gross receipts of a business is the total amount charged or received for all sales of goods or services performed.

These data were gathered based on principal business code and ownership type, which were translated into Standard Industrial Classification (SIC) codes and Land Use Activity. Not included in these data are San Francisco businesses that are exempt from paying local business tax. All banks and insurance companies, government agencies, and various non-profit organizations are exempt from local business tax, and therefore are not included in these data. Also not included are businesses that are required to, but have not filed taxes.

Section 4.1 shows the number and distribution of San Francisco business establishments cross-tabulated by Land Use Activity and C&I District. The Land Use Activity classification Residential is included in Table 4.1.1. For the purpose of this chapter this classification consists of rental apartment buildings over three units. The tables in Section 4.2 show establishments in more detail. Each table represents one of the following four Land Use Activities: Office, Retail, Industrial, and Cultural/Institutional. Within each table, San Francisco establishments are presented by industry groups and by C&I District. The industry groups are classified by SIC codes at the two-digit level. All tables show the number of establishments, percentage distribution by C&I District, and percentage distribution by industry. Lastly, Section 4.3 contains a table of the number of establishments in each C&I District, according to the number of employees in that firm. The results reflect a major presence of small businesses in San Francisco.

TABLE 4.1.1

ESTABLISHMENTS BY COMMERCE AND INDUSTRY DISTRICT  
AND LAND USE ACTIVITY

1998

Number of Establishments

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Resident	Other	TOTAL
Bayview	490	459	741	8	55	233	3	1,989
Civic Center	1,144	1,265	786	95	110	760	6	4,166
Financial	4,964	2,236	736	288	547	1,074	38	9,883
Mission	1,006	1,247	450	56	247	1,010	8	4,024
North Beach	655	1,038	202	85	142	844	6	2,972
North Central	1,823	1,842	432	119	781	2,263	8	7,268
Northwest	1,296	1,282	565	48	574	1,558	7	5,330
SOMA	2,409	1,955	1,372	117	215	1,165	12	7,245
Southwest	3,675	3,396	1,872	150	912	2,377	19	12,401
Van Ness	957	1,152	246	128	300	1,270	6	4,059
Other	13	11	6	1	4	3	1	39
TOTAL	18,432	15,883	7,408	1,095	3,887	12,557	114	59,376

C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Resident	Other	TOTAL
Bayview	2.7	2.9	10.0	0.7	1.4	1.9	2.6	3.3
Civic Center	6.2	8.0	10.6	8.7	2.8	6.1	5.3	7.0
Financial	26.9	14.1	9.9	26.3	14.1	8.6	33.3	16.6
Mission	5.5	7.9	6.1	5.1	6.4	8.0	7.0	6.8
North Beach	3.6	6.5	2.7	7.8	3.7	6.7	5.3	5.0
North Central	9.9	11.6	5.8	10.9	20.1	18.0	7.0	12.2
Northwest	7.0	8.1	7.6	4.4	14.8	12.4	6.1	9.0
SOMA	13.1	12.3	18.5	10.7	5.5	9.3	10.5	12.2
Southwest	19.9	21.4	25.3	13.7	23.5	18.9	16.7	20.9
Van Ness	5.2	7.3	3.3	11.7	7.7	10.1	5.3	6.8
Other	0.1	0.1	0.1	0.1	0.1	0.0	0.9	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

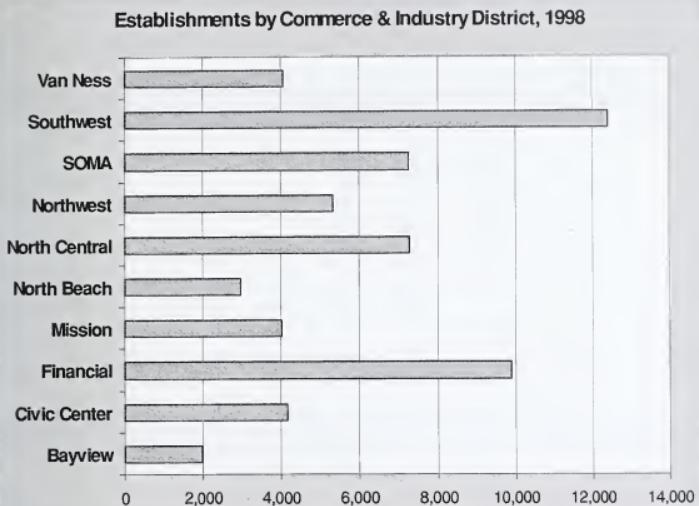
C&I Districts	Office	Retail	Industrial	Hotel	Cult/Inst	Resident	Other	TOTAL
Bayview	24.6	23.1	37.3	0.4	2.8	11.7	0.2	100.0
Civic Center	27.5	30.4	18.9	2.3	2.6	18.2	0.1	100.0
Financial	50.2	22.6	7.4	2.9	5.5	10.9	0.4	100.0
Mission	25.0	31.0	11.2	1.4	6.1	25.1	0.2	100.0
North Beach	22.0	34.9	6.8	2.9	4.8	28.4	0.2	100.0
North Central	25.1	25.3	5.9	1.6	10.7	31.1	0.1	100.0
Northwest	24.3	24.1	10.6	0.9	10.8	29.2	0.1	100.0
SOMA	33.3	27.0	18.9	1.6	3.0	16.1	0.2	100.0
Southwest	29.6	27.4	15.1	1.2	7.4	19.2	0.2	100.0
Van Ness	23.6	28.4	6.1	3.2	7.4	31.3	0.1	100.0
Other	33.3	28.2	15.4	2.6	10.3	7.7	2.6	100.0
TOTAL	31.0	26.7	12.5	1.8	6.5	21.1	0.2	100.0

Residential has been removed as a Land Use Activity since the 1996 Inventory because it did not contain actual business establishments.

Source: City and County of San Francisco Planning Department  
San Francisco Office of the Tax Collector

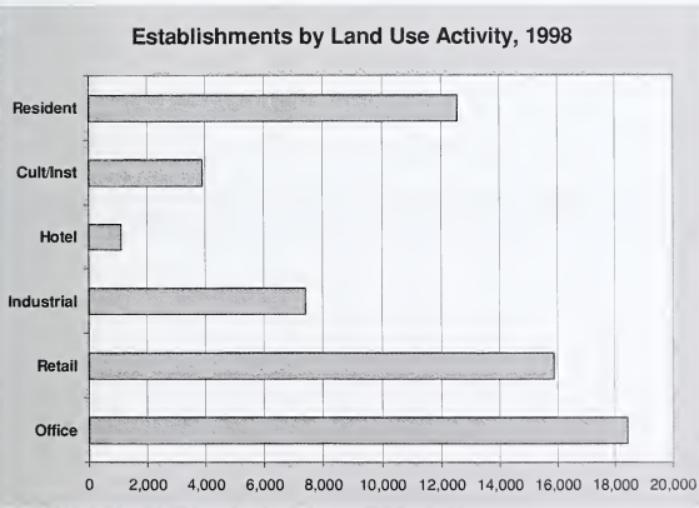
**GRAPH 4.1.2.A**

ESTABLISHMENTS  
BY  
COMMERCE  
AND  
INDUSTRY  
DISTRICT  
1998



**GRAPH 4.1.2.B**

ESTABLISHMENTS  
BY LAND USE  
ACTIVITY  
1998



Source: City and County of San Francisco Planning Department  
San Francisco Office of the Tax Collector

**TABLE 4.2.1 OFFICE ESTABLISHMENTS BY COMMERCE & INDUSTRY DISTRICT AND INDUSTRY GROUP  
1998**  
Number of Establishments

C& Districts	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	Management	TOTAL
Bayview	0	6	13	405	2	12	28	24	490
Civic Center	1	3	47	882	50	43	75	43	1,144
Financial	7	11	456	2,617	1,064	274	371	164	4,964
Mission	2	4	14	824	24	15	30	93	1,006
North Beach	0	2	28	452	48	24	32	69	655
North Central	7	4	36	1,317	79	16	79	285	1,823
Northwest	4	1	31	977	26	15	80	162	1,296
SOMA	3	10	66	1,884	72	111	139	124	2,409
Southwest	11	10	91	2,810	75	46	177	455	3,675
Van Ness	1	2	35	638	72	26	50	133	957
Other	0	0	0	12	0	0	0	1	13
Total	36	53	817	12,818	1,512	582	1,061	1,553	18,432

C& Districts	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	Management	TOTAL
Bayview	0.0	113	1.6	32	0.1	21	26	1.5	27
Civic Center	2.8	5.7	58	6.9	3.3	7.4	7.1	28	62
Financial	19.4	20.8	55.8	20.4	70.4	47.1	35.0	10.6	26.9
Mission	5.6	7.5	1.7	6.4	1.6	2.6	2.8	6.0	5.5
North Beach	0.0	3.8	3.4	3.5	3.2	4.1	3.0	4.4	3.6
North Central	19.4	7.5	4.4	10.3	5.2	2.7	7.4	18.4	9.9
Northwest	11.1	1.9	3.8	7.6	1.7	2.6	7.5	10.4	7.0
SOMA	8.3	18.9	8.1	14.7	4.8	19.1	13.1	8.0	13.1
Southwest	30.6	18.9	11.1	21.9	5.0	7.9	16.7	29.3	19.9
Van Ness	2.8	3.8	4.3	5.0	4.8	4.5	4.7	8.6	5.2
Other	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.1	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C& Districts	Agriculture	Transp.	FIRE	Business	Legal	Engineer	Accounting	Management	TOTAL
Bayview	0.0	1.2	2.7	82.7	0.4	2.4	5.7	4.9	100.0
Civic Center	0.1	0.3	4.1	77.1	4.4	3.8	6.6	3.8	100.0
Financial	0.1	0.2	9.2	52.7	21.4	5.5	7.5	3.3	100.0
Mission	0.2	0.4	1.4	81.9	2.4	1.5	3.0	9.2	100.0
North Beach	0.0	0.3	4.3	69.0	7.3	3.7	4.9	10.5	100.0
North Central	0.4	0.2	2.0	72.2	4.3	0.9	4.3	15.6	100.0
Northwest	0.3	0.1	2.4	75.4	2.0	1.2	6.2	12.5	100.0
SOMA	0.1	0.4	2.7	78.2	3.0	4.6	5.8	5.1	100.0
Southwest	0.3	0.3	2.5	76.5	2.0	1.3	4.8	12.4	100.0
Van Ness	0.1	0.2	3.7	66.7	7.5	2.7	5.2	13.9	100.0
Other	0.0	0.0	0.0	92.3	0.0	0.0	0.0	7.7	100.0
TOTAL	0.2	0.3	4.4	69.5	8.2	3.2	5.8	8.4	100.0

Source: City and County of San Francisco Planning Department  
San Francisco Office of the Tax Collector

TABLE 4.2.2

## RETAIL ESTABLISHMENTS BY C&amp;I DISTRICT AND INDUSTRY GROUP

1998

Number of Establishments

C&I Districts	Dept Stores	Food Stores	Apparel Stores	Eat & Drink	Other Retail	Personal Services	Auto Repair Services	Other Repair Services	Total
Bayview	22	34	9	50	227	44	57	16	459
Civic Center	54	64	50	229	559	110	180	19	1,265
Financial	86	140	104	437	934	355	171	9	2,236
Mission	46	144	24	236	475	231	66	25	1,247
North Beach	46	113	49	246	435	100	47	2	1,038
North Central	58	156	77	344	720	426	50	11	1,842
Northwest	46	119	22	233	532	288	25	17	1,282
SOMA	75	97	60	338	866	224	259	36	1,955
Southwest	130	284	71	547	1,418	790	100	56	3,396
Van Ness	30	97	29	246	414	213	117	6	1,152
Other	0	0	0	2	7	2	0	0	11
<b>Total</b>	<b>593</b>	<b>1,248</b>	<b>495</b>	<b>2,908</b>	<b>6,587</b>	<b>2,783</b>	<b>1,072</b>	<b>197</b>	<b>15,883</b>

C&I Districts	Dept Stores	Food Stores	Apparel Stores	Eat & Drink	Other Retail	Personal Services	Auto Repair Services	Other Repair Services	Total
Bayview	3.7	2.7	1.8	1.7	3.4	1.6	5.3	8.1	2.9
Civic Center	9.1	5.1	10.1	7.9	8.5	4.0	16.8	9.6	8.0
Financial	14.5	11.2	21.0	15.0	14.2	12.8	16.0	4.6	14.1
Mission	7.8	11.5	4.8	8.1	7.2	8.3	6.2	12.7	7.9
North Beach	7.8	9.1	9.9	8.5	6.6	3.6	4.4	1.0	6.5
North Central	9.8	12.5	15.6	11.8	10.9	15.3	4.7	5.6	11.6
Northwest	7.8	9.5	4.4	8.0	8.1	10.3	2.3	8.6	8.1
SOMA	12.6	7.8	12.1	11.6	13.1	8.0	24.2	18.3	12.3
Southwest	21.9	22.8	14.3	18.8	21.5	28.4	9.3	28.4	21.4
Van Ness	5.1	7.8	5.9	8.5	6.3	7.7	10.9	3.0	7.3
Other	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.0	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

C&I Districts	Dept Stores	Food Stores	Apparel Stores	Eat & Drink	Other Retail	Personal Services	Auto Repair Services	Other Repair Services	Total
Bayview	4.8	7.4	2.0	10.9	49.5	9.6	12.4	3.5	100.0
Civic Center	4.3	5.1	4.0	18.1	44.2	8.7	14.2	1.5	100.0
Financial	3.8	6.3	4.7	19.5	41.8	15.9	7.6	0.4	100.0
Mission	3.7	11.5	1.9	18.9	38.1	18.5	5.3	2.0	100.0
North Beach	4.4	10.9	4.7	23.7	41.9	9.6	4.5	0.2	100.0
North Central	3.1	8.5	4.2	18.7	39.1	23.1	2.7	0.6	100.0
Northwest	3.6	9.3	1.7	18.2	41.5	22.5	2.0	1.3	100.0
SOMA	3.8	5.0	3.1	17.3	44.3	11.5	13.2	1.8	100.0
Southwest	3.8	8.4	2.1	16.1	41.8	23.3	2.9	1.6	100.0
Van Ness	2.6	8.4	2.5	21.4	35.9	18.5	10.2	0.5	100.0
Other	0.0	0.0	0.0	18.2	63.6	18.2	0.0	0.0	100.0
<b>TOTAL</b>	<b>3.7</b>	<b>7.9</b>	<b>3.1</b>	<b>18.3</b>	<b>41.5</b>	<b>17.5</b>	<b>6.7</b>	<b>1.2</b>	<b>100.0</b>

Source: City and County of San Francisco Planning Department  
San Francisco Office of the Tax Collector

TABLE 4.2.3

INDUSTRIAL ESTABLISHMENTS BY C&I DISTRICT AND INDUSTRY GROUP  
1998

Number of Establishments

C&I Districts	Prmtg.						Utilities	Wholesale	TOTAL
	Construc.	Food	Apparel	Pub.	Other Mfg.	Transp.			
Bayview	312	7	2	7	78	64	2	269	741
Civic Center	131	6	26	6	125	14	6	472	786
Financial	74	10	7	20	93	58	64	410	736
Mission	225	11	4	6	53	16	5	130	450
North Beach	47	13	5	2	17	11	3	104	202
North Central	143	6	5	4	60	26	2	186	432
Northwest	255	12	7	5	57	15	2	212	565
SOMA	275	13	35	16	204	67	20	742	1,372
Southwest	1,039	23	15	7	160	76	14	538	1,872
Van Ness	58	3	3	1	32	19	10	120	246
Other	2	0	0	0	1	1	1	1	6
Total	2,561	104	109	74	880	367	129	3,184	7,408

C&I Districts	Prmtg.						Utilities	Wholesale	TOTAL
	Construc.	Food	Apparel	Pub.	Other Mfg.	Transp.			
Bayview	12.2	6.7	1.8	9.5	8.9	17.4	1.6	8.4	10.0
Civic Center	5.1	5.8	23.9	8.1	14.2	3.8	4.7	14.8	10.6
Financial	2.9	9.6	6.4	27.0	10.6	15.8	49.6	12.9	9.9
Mission	8.8	10.6	3.7	8.1	6.0	4.4	3.9	4.1	6.1
North Beach	1.8	12.5	4.6	2.7	1.9	3.0	2.3	3.3	2.7
North Central	5.6	5.8	4.6	5.4	6.8	7.1	1.6	5.8	5.8
Northwest	10.0	11.5	6.4	6.8	6.5	4.1	1.6	6.7	7.6
SOMA	10.7	12.5	32.1	21.6	23.2	18.3	15.5	23.3	18.5
Southwest	40.6	22.1	13.8	9.5	18.2	20.7	10.9	16.9	25.3
Van Ness	2.3	2.9	2.8	1.4	3.6	5.2	7.8	3.8	3.3
Other	0.1	0.0	0.0	0.0	0.1	0.3	0.8	0.0	0.1
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Prmtg.						Utilities	Wholesale	TOTAL
	Construc.	Food	Apparel	Pub.	Other Mfg.	Transp.			
Bayview	42.1	0.9	0.3	0.9	10.5	8.6	0.3	36.3	100.0
Civic Center	16.7	0.8	3.3	0.8	15.9	1.8	0.8	60.1	100.0
Financial	10.1	1.4	1.0	2.7	12.6	7.9	8.7	55.7	100.0
Mission	50.0	2.4	0.9	1.3	11.8	3.6	1.1	28.9	100.0
North Beach	23.3	6.4	2.5	1.0	8.4	5.4	1.5	51.5	100.0
North Central	33.1	1.4	1.2	0.9	13.9	6.0	0.5	43.1	100.0
Northwest	45.1	2.1	1.2	0.9	10.1	2.7	0.4	37.5	100.0
SOMA	20.0	0.9	2.6	1.2	14.9	4.9	1.5	54.1	100.0
Southwest	55.5	1.2	0.8	0.4	8.5	4.1	0.7	28.7	100.0
Van Ness	23.6	1.2	1.2	0.4	13.0	7.7	4.1	48.8	100.0
Other	33.3	0.0	0.0	0.0	16.7	16.7	16.7	16.7	100.0
TOTAL	34.6	1.4	1.5	1.0	11.9	5.0	1.7	43.0	100.0

Source: City and County of San Francisco Planning Department  
San Francisco Office of the Tax Collector

**CULTURAL/INSTITUTIONAL ESTABLISHMENTS BY  
C&I DISTRICT AND INDUSTRY GROUP, 1998**

Number of Establishments

**TABLE 4.2.4**

C&I Districts	Health Educ. Social Member						
	Motion Picture	Amusement	Svcs.	Svcs.	Svcs.	Org.	TOTAL
Bayview	5	16	16	7	10	1	55
Civic Center	29	33	33	11	3	1	110
Financial	33	31	422	46	13	2	547
Mission	31	40	147	20	9	0	247
North Beach	34	28	69	7	3	1	142
North Central	34	78	605	19	45	0	781
Northwest	23	25	440	41	45	0	574
SOMA	55	65	61	27	5	2	215
Southwest	56	104	612	69	69	2	912
Van Ness	21	30	219	14	15	1	300
Other	0	0	3	0	1	0	4
Total	321	450	2,627	261	218	10	3,887

C&I Districts	Health Educ. Social Member						
	Motion Picture	Amusement	Svcs.	Svcs.	Svcs.	Org.	TOTAL
Bayview	1.6	3.6	0.6	2.7	4.6	10.0	1.4
Civic Center	9.0	7.3	1.3	4.2	1.4	10.0	2.8
Financial	10.3	6.9	16.1	17.6	6.0	20.0	14.1
Mission	9.7	8.9	5.6	7.7	4.1	0.0	6.4
North Beach	10.6	6.2	2.6	2.7	1.4	10.0	3.7
North Central	10.6	17.3	23.0	7.3	20.6	0.0	20.1
Northwest	7.2	5.6	16.7	15.7	20.6	0.0	14.8
SOMA	17.1	14.4	2.3	10.3	2.3	20.0	5.5
Southwest	17.4	23.1	23.3	26.4	31.7	20.0	23.5
Van Ness	6.5	6.7	8.3	5.4	6.9	10.0	7.7
Other	0.0	0.0	0.1	0.0	0.5	0.0	0.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

C&I Districts	Health Educ. Social Member						
	Motion Picture	Amusement	Svcs.	Svcs.	Svcs.	Org.	TOTAL
Bayview	9.1	29.1	29.1	12.7	18.2	1.8	100.0
Civic Center	26.4	30.0	30.0	10.0	2.7	0.9	100.0
Financial	6.0	5.7	77.1	8.4	2.4	0.4	100.0
Mission	12.6	16.2	59.5	8.1	3.6	0.0	100.0
North Beach	23.9	19.7	48.6	4.9	2.1	0.7	100.0
North Central	4.4	10.0	77.5	2.4	5.8	0.0	100.0
Northwest	4.0	4.4	76.7	7.1	7.8	0.0	100.0
SOMA	25.6	30.2	28.4	12.6	2.3	0.9	100.0
Southwest	6.1	11.4	67.1	7.6	7.6	0.2	100.0
Van Ness	7.0	10.0	73.0	4.7	5.0	0.3	100.0
Other	0.0	0.0	75.0	0.0	25.0	0.0	100.0
Total	8.3	11.6	67.6	6.7	5.6	0.3	100.0

Source: City and County of San Francisco Planning Department  
San Francisco Office of the Tax Collector

TABLE 4.3.1

## Establishments By Commerce and Industry District and Establishment Size Class 1998

## Number of Establishments by Size Class

Districts	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Bayview	498	242	195	131	38	26	4	3	3
Civic Center	933	270	171	131	41	26	9	6	4
Financial	4,598	1,311	949	751	328	196	66	37	10
Mission	915	242	145	102	25		13		
North Beach	855	248	177	139	33	19		4	
North Central	2,120	439	295	191	41	22	7	7	
Northwest	1,532	330	173	89	20	15	3	4	
SOMA	2,253	823	588	523	158	95	31	10	13
Southwest	3,415	724	400	206	55	28	6	3	
Van Ness	1,190	273	179	117	30	15		5	
Other	8,143	489	375	350	143	69	23	9	3
TOTAL	25,954	5,149	3,452	2,599	873	497	155	76	31

## Percentage Distribution by Size Class

Districts	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Bayview	43.7	21.2	17.1	11.5	3.3	2.3	0.3	0.3	0.3
Civic Center	58.6	17.0	10.8	8.2	2.6	1.6	0.6	0.4	0.3
Financial	55.8	15.9	11.5	9.1	4.0	2.4	0.8	0.4	0.1
Mission	63.5	16.8	10.1	7.1	1.7		0.9		
North Beach	58.0	16.8	12.0	9.4	2.2	1.3		0.3	
North Central	67.9	14.1	9.4	6.1	1.3	0.7	0.2	0.2	
Northwest	70.7	15.2	8.0	4.1	0.9	0.7	0.1	0.2	
SOMA	50.1	18.3	13.1	11.6	3.5	2.1	0.7	0.2	0.3
Southwest	70.6	15.0	8.3	4.3	1.1	0.6	0.1	0.1	
Van Ness	65.8	15.1	9.9	6.5	1.6	0.8		0.3	
Other	84.8	5.1	3.9	3.6	1.5	0.7	0.2	0.1	0.0

## Percentage Distribution by C&amp;I District

Districts	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000+
Bayview	1.9	4.7	5.6	5.0	4.4	5.2	2.6	3.9	9.7
Civic Center	3.6	5.2	5.0	5.0	4.7	5.3	5.8	7.8	14.5
Financial	17.7	25.5	27.5	28.9	37.6	39.3	42.8	48.1	32.3
Mission	3.5	4.7	4.2	3.9	2.8		2.6		
North Beach	3.3	4.8	5.1	5.3	3.8	3.8		2.6	
North Central	8.2	8.5	8.5	7.4	4.7	4.4	4.5	9.7	
Northwest	5.9	6.4	5.0	3.4	2.3	3.1	1.9	5.2	
SOMA	8.7	16.0	17.0	20.1	18.1	19.0	20.1	13.0	41.9
Southwest	13.2	14.1	11.6	7.9	6.3	5.7	4.2	3.9	
Van Ness	4.6	5.3	5.2	4.5	3.4	3.0		3.5	
Other	31.4	9.5	10.9	13.5	16.3	13.8	14.7	12.3	11.3

Source: City and County of San Francisco Planning Department  
California Employment Development Department





## **5.0**

## **REVENUES**

This chapter presents information about trends in money transactions that occur in San Francisco. While the Employment and Establishments chapters provide information regarding the quantity and growth of jobs and establishments in San Francisco, this chapter supplies complementary information regarding the city's economic prosperity in monetary terms. The chapter is divided into four sections, each relating to a key source of revenue in the city's economy such as retail sales, permits, annual wages, and government revenues.

Section 5.1 describes total annual wages received by individuals for work in San Francisco from 1985 to 1998, using data supplied by the California Employment Development Department. Section 5.2 presents the State Board of Equalization's reported trends in San Francisco's taxable retail sales and sales tax permits from 1985 to 1998. Section 5.3 reports city government revenues and expenditures from fiscal year 1985/86 to fiscal year 1997/98. These data come from the City Controller's office. Finally, section 5.4 reports businesses' gross receipts by Land Use Activity and C&I District for 1998, using data provided by the San Francisco Office of the Tax Collector. The tables in each section report each indicator's quantity in specific units, annual percentage distribution, and percentage change.

The data are presented, where possible, by Land Use Activity and by Commerce and Industry Districts. For a detailed explanation of the Land Use Activity classification system and C&I Districts, refer to the Data Formats section of the Introduction.

Nominal or current dollars reported for a specified period of time have been adjusted for inflation to obtain constant dollars. The adjustments were made to control for inflated monetary values, thus enabling better measurement of an indicator's economic performance over time. The adjustments were made by dividing nominal or current values by the Consumer Price Index (CPI) provided by the United States Department of Labor, Bureau of Labor Statistics, where 1982-84 is the reference year.

### **5.1 WAGES BY LAND USE ACTIVITY, 1985 TO 1998**

Section 5.1 describes total annual earnings received by persons for work in San Francisco, by Land Use Activity from 1985 to 1998. Persons who received wages include workers who commute into the city and San Francisco residents employed in the city. The measure of total annual wages is prepared by the California Employment Development Department (EDD). It includes each employee's total salaries and wages as reported by businesses in their payroll records. The earnings of sole proprietors are not reported in these data.

This section complements Chapter 3.0, Employment. The employment and wage data in this inventory are derived from the same source, and both data sets are organized by Land Use Activity. Total annual wages are presented in millions of dollars, annual percentage distribution, and percentage change.

TABLE 5.1.1

## TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1985-1998

Current Millions of Dollars

Land Use	Cultural/ Entertainment								TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other		
1985	5,410	1,276	4,385	224	1,887	1,004	14	14,199	
1986	6,019	1,352	4,374	240	2,018	1,005	29	15,038	
1987	6,454	1,405	4,367	273	2,197	1,055	32	15,784	
1988	7,665	1,453	4,412	303	2,288	1,089	29	17,239	
1989	7,906	1,502	4,403	299	2,447	1,164	45	17,765	
1990	8,614	1,563	4,540	343	2,720	1,247	37	19,063	
1991	8,096	1,598	4,469	375	3,006	1,383	26	18,952	
1992	8,432	1,570	4,492	351	2,778	2,009	38	19,669	
1993	8,882	1,599	4,550	381	3,229	1,384	38	20,063	
1994	8,696	1,625	4,520	395	3,297	1,416	44	19,992	
1995	8,530	1,628	4,873	418	3,481	1,546	47	20,524	
*	1996	10,474	1,738	5,410	434	4,417	*	10	22,482
*	1997	11,761	1,919	5,812	472	4,845	*	2	24,811
*	1998	13,542	2,135	6,157	507	5,097	*	1	27,438

\*As of 1996, Government figures have been allocated among the remaining land use categories.

Source: San Francisco Planning Department  
California Employment Development Department

**TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1985-1998**

Constant Millions of Dollars

Adjusted for Inflation (CPI-U, 1982-84=100)

**TABLE 5.1.2**

Year	Cultural/ Office Retail Industrial Hotel Institutional Government Other							TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other	
1985	4,991	1,177	4,045	207	1,740	926	13	13,099
1986	5,394	1,212	3,919	215	1,809	901	26	13,475
1987	5,593	1,217	3,784	237	1,904	915	28	13,677
1988	6,361	1,206	3,662	251	1,899	904	24	14,306
1989	6,255	1,188	3,483	237	1,936	921	36	14,054
1990	6,521	1,183	3,437	260	2,059	944	28	14,431
1991	5,871	1,159	3,241	272	2,180	1,003	19	13,743
1992	5,917	1,102	3,153	246	1,949	1,410	26	13,803
1993	6,071	1,093	3,110	261	2,207	946	26	13,713
1994	5,848	1,093	3,039	265	2,217	952	30	13,445
1995	5,627	1,074	3,214	276	2,296	1,020	31	13,477
1996	6,530	1,083	3,373	271	2,754	*	6	14,016
1997	7,333	1,196	3,623	295	3,020	*	1	15,468
1998	8,148	1,285	3,704	305	3,067	*	0	16,509

**Annual Percentage Distribution by Land Use Activity**

Year	Cultural/ Office Retail Industrial Hotel Institutional Government Other							TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other	
1985	38.1	9.0	30.9	1.6	13.3	7.1	0.1	100.0
1986	40.0	9.0	29.1	1.6	13.4	6.7	0.2	100.0
1987	40.9	8.9	27.7	1.7	13.9	6.7	0.2	100.0
1988	44.5	8.4	25.6	1.8	13.3	6.3	0.2	100.0
1989	44.5	8.5	24.8	1.7	13.8	6.6	0.3	100.0
1990	45.2	8.2	23.8	1.8	14.3	6.5	0.2	100.0
1991	42.7	8.4	23.6	2.0	15.9	7.3	0.1	100.0
1992	42.9	8.0	22.8	1.8	14.1	10.2	0.2	100.0
1993	44.3	8.0	22.7	1.9	16.1	6.9	0.2	100.0
1994	43.5	8.1	22.6	2.0	16.5	7.1	0.2	100.0
1995	41.7	8.0	23.9	2.0	17.0	7.6	0.2	100.0
1996	46.6	7.7	24.1	1.9	19.6	*	0.0	100.0
1997	47.4	7.7	23.4	1.9	19.5	*	0.0	100.0
1998	49.4	7.8	22.4	1.8	18.6	*	0.0	100.0

**Percentage Change by Land Use Activity**

Year	Cultural/ Office Retail Industrial Hotel Institutional Government Other							TOTAL
	Office	Retail	Industrial	Hotel	Institutional	Government	Other	
1985-86	8.1	3.0	-3.1	4.3	3.9	-2.7	95.5	2.9
1986-87	3.7	0.5	-3.4	9.8	5.3	1.5	9.6	1.5
1987-88	13.7	-0.9	-3.2	6.2	-0.3	-1.2	-14.0	4.6
1988-89	-1.7	-1.5	-4.9	-5.8	2.0	1.9	47.8	-1.8
1989-90	4.2	-0.4	-1.3	9.9	6.4	2.5	-21.9	2.7
1990-91	-10.0	-2.1	-5.7	4.5	5.9	6.2	-32.4	-4.8
1991-92	0.8	-4.9	-2.7	-9.4	-10.6	40.6	39.9	0.4
1992-93	2.6	-0.8	-1.4	5.9	13.2	-32.9	-2.2	-0.6
1993-94	-3.7	0.0	-2.3	1.9	0.4	0.7	14.5	-2.0
1994-95	-3.8	-1.7	5.8	4.0	3.6	7.1	4.8	0.2
1995-96	*	*	*	*	*	*	*	4.0
1996-97	12.3	10.4	7.4	8.8	9.7	*	-85.0	10.4
1997-98	11.1	7.4	2.2	3.5	1.5	*	-55.9	6.7

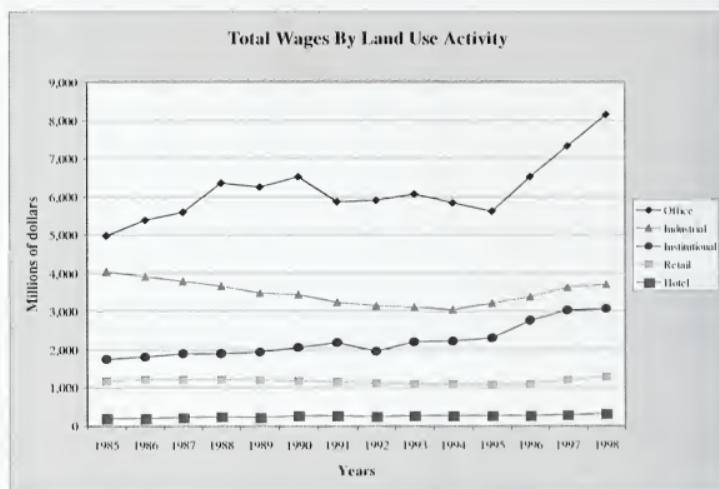
\*As of 1996, Government figures have been allocated among the remaining land use categories.

Source: San Francisco Planning Department  
California Employment Development Department

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**GRAPH 5.1.1****TOTAL ANNUAL WAGES BY LAND USE ACTIVITY, 1985-1998****Constant Millions of Dollars**

Adjusted for Inflation (CPI-U, 1982-84=100)



Source: San Francisco Planning Department  
California Employment Development Department

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## **5.2 TAXABLE SALES AND PERMITS, 1985 TO 1998**

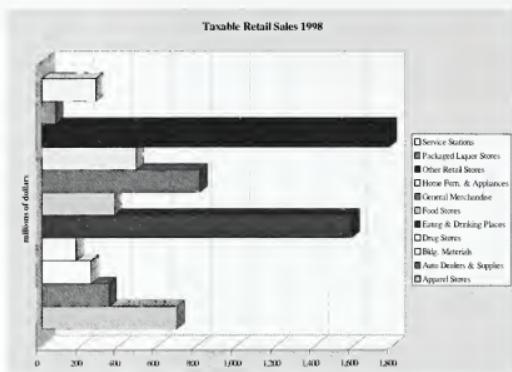
Section 5.2 reports taxable sales in retail stores and the number of sales tax permits issued for retail stores located in San Francisco from 1985 to 1998. Taxable sales and permits in California are reported by the California State Board of Equalization (SBE). Taxable sales revenues and sales tax permits issued for outlets that are not retail stores, including business and personal services, have not been included. Such outlets include the following: non-store retailers (vending machines, sales by telephone) public utilities, government agencies, educational institutions, health services, and advertising agencies.

Taxable sales are measured by transactions subject to sales and use tax, and are reported by type of business for all cities and counties in California on a quarterly basis. Businesses are classified by the SBE according to their principal line of merchandise or service. Taxable sales are reported by type of business, but cannot be broken down by commodity. Those data do not include sales that are not subject to sales or use tax, such as food for home consumption, prescription medicine, sales for resale, and taxable sales disclosed by board audits.

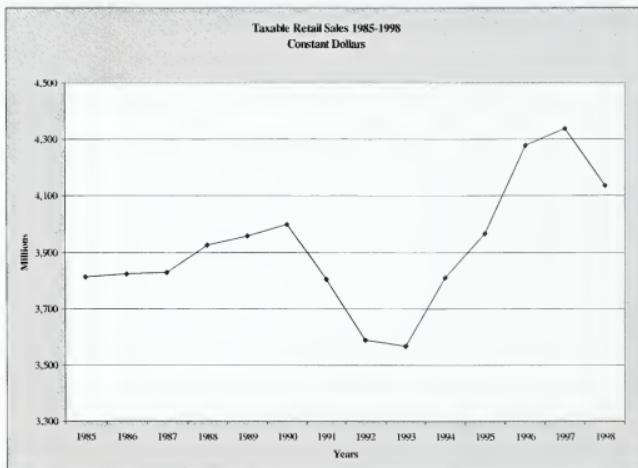
The number of sales tax permits represents the number of businesses operated by all manufacturers, wholesalers, and retailers of tangible personal property, except those dealing in non-taxable commodities. Permits are tabulated semi-annually on January 1 and July 1.

**GRAPH 5.2.1****TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1998**

**Current Millions of Dollars**  
(based on 1st, 2nd quarters)

**GRAPH 5.2.2**

**Constant Millions of Dollars**  
(based on 1st, 2nd quarters)



Source: San Francisco Planning Department  
California State Board of Equalization

**TABLE 5.2.1****TAXABLE RETAIL SALES BY TYPE OF BUSINESS, 1998**

**Current Millions of Dollars**  
(based on 1st, 2nd quarters)

Type of Business	Amount
Apparel Stores	697
Auto Dealers & Supplies	348
Bldg. Materials	253
Drug Stores	174
Eating & Drinking Places	1,593
Food Stores	377
General Merchandise	811
Home Furn. & Appliances	490
Other Retail Stores	1,785
Packaged Liquor Stores	70
Service Stations	277
<b>TOTAL</b>	<b>6,874</b>

## TAXABLE RETAIL SALES BY TYPE OF BUSINESS 1985-1998

Constant Millions of Dollars      Adjusted for Inflation (CPI-U, 1982-84=100)

TABLE 5.2.2

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Apparel Stores	391	410	408	394	425	435	435	426	421	441	400	422	448	419
Auto Dealers & Supplies	313	319	269	249	229	240	202	124	171	170	192	218	219	209
Bldg. Materials	151	167	169	166	165	159	145	131	132	132	130	142	149	152
Drug Stores	101	103	104	104	107	105	108	112	100	96	93	103	102	105
Eating & Drinking Places	840	830	853	852	836	832	812	797	802	818	825	927	938	958
Food Stores	244	244	252	237	232	230	252	266	228	218	212	234	230	227
General Merchandise	425	437	442	516	542	507	459	431	431	465	520	513	488	
Home Furn. & Appliances	185	191	168	170	193	202	192	183	184	200	213	224	259	295
Other Retail Stores	900	911	936	977	983	1,017	984	901	907	956	967	1,032	1,085	1,074
Packaged Liquor Stores	55	51	54	49	45	43	39	38	34	32	36	37	43	42
Service Stations	209	162	173	211	201	228	178	178	159	260	377	425	351	167
TOTAL	3,813	3,822	3,827	3,925	3,958	3,998	3,805	3,588	3,567	3,808	3,965	4,279	4,339	*4,136

## Annual Percentage Distribution By Type of Business

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Apparel Stores	10.2	10.7	10.6	10.0	10.7	10.9	11.4	11.9	11.8	11.6	10.1	9.9	10.3	10.1
Auto Dealers & Supplies	8.2	8.4	7.0	6.3	5.8	6.0	5.3	3.4	4.8	4.5	4.8	5.1	5.0	5.1
Bldg. Materials	3.9	4.4	4.4	4.2	4.2	4.0	3.8	3.7	3.7	3.5	3.3	3.3	3.4	3.7
Drug Stores	2.6	2.7	2.7	2.7	2.7	2.6	2.8	3.1	2.8	2.5	2.4	2.4	2.4	2.5
Eating & Drinking Places	22.0	21.7	22.3	21.7	21.1	20.8	21.3	22.2	22.5	21.5	20.8	21.7	21.6	23.2
Food Stores	6.4	6.4	6.6	6.0	5.9	5.7	6.6	7.4	6.4	5.7	5.3	5.5	5.3	5.5
General Merchandise	11.1	11.4	11.5	13.2	13.7	12.7	12.1	12.0	12.1	12.7	13.1	12.0	11.8	11.8
Home Furn. & Appliances	4.9	5.0	4.4	4.3	4.9	5.1	5.1	5.1	5.2	5.2	5.4	5.2	6.0	7.1
Other Retail Stores	23.6	23.8	24.5	24.9	24.8	25.4	25.8	25.1	25.4	25.1	24.4	24.1	25.0	26.0
Packaged Liquor Stores	1.4	1.3	1.4	1.2	1.1	1.1	1.0	1.1	1.0	0.8	0.9	0.9	1.0	1.0
Service Stations	5.5	4.2	4.5	5.4	5.1	5.7	4.7	5.0	4.4	6.8	9.5	9.9	8.1	4.0
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change by Type of Business

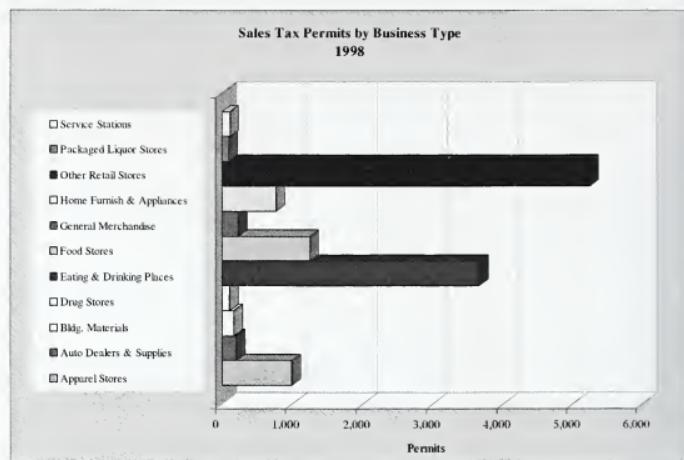
Type of Business	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Apparel Stores	4.9	-0.5	-3.2	7.7	25	-0.2	-20	-1.3	4.9	-9.4	5.6	6.1	-6.4	-0.3
Auto Dealers & Supplies	2.1	-15.9	-7.4	-8.0	4.9	-15.8	-38.7	37.9	-0.3	12.9	13.4	0.5	-4.5	22.6
Bldg. Materials	10.6	1.5	-1.6	-0.9	-3.6	-8.8	-9.4	0.3	0.7	-22	10.0	4.9	1.9	15.7
Drug Stores	1.4	1.2	0.3	2.8	-1.8	25	4.0	-10.9	-3.6	-28	10.3	-0.7	23	5.0
Eating & Drinking Places	-1.3	2.8	-0.1	-1.8	-0.5	-24	-1.8	0.5	20	0.9	12.3	1.2	21	19.6
Food Stores	0.0	3.6	-6.2	-21	-0.7	9.5	5.5	-14.0	-4.6	-26	10.3	-1.6	-1.5	-0.7
General Merchandise	28	1.1	16.9	5.0	-6.5	-9.4	-6.0	-0.1	125	7.3	-1.4	0.0	-4.9	13.2
Home Furn. & Appliances	3.1	-123	1.3	13.7	4.7	-4.8	-4.7	0.4	85	6.5	5.5	15.6	13.7	60.1
Other Retail Stores	1.2	2.8	4.4	0.6	3.4	-33	-8.4	0.7	53	1.2	6.7	5.1	-1.0	18.4
Packaged Liquor Stores	-8.3	6.7	-9.7	-7.0	-5.6	-8.0	-3.2	-10.9	-5.1	11.9	3.6	15.5	-27	23.6
Service Stations	-22.8	7.2	21.6	-4.6	13.5	-22.0	0.3	-11.1	64.1	44.7	12.8	-17.4	-52.5	51
TOTAL	0.2	0.1	2.5	0.8	1.0	-4.8	-5.7	-0.6	6.8	4.1	7.9	1.4	-4.7	15.9

Source: San Francisco Planning Department  
California State Board of Equalization

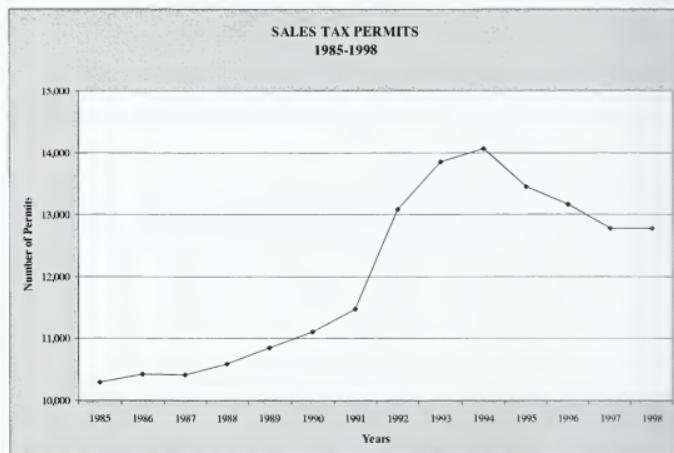
\*Note: The overall decline of taxable retail sales is explained by the drop in the Service Stations' sales. This comes as a result of a transfer of sales tax revenue generated by aviation fuel sold at the San Francisco International Airport, from San Francisco to San Mateo in 1998.

**GRAPH 5.2.3**

**SALES TAX PERMITS BY TYPE OF BUSINESS**  
Number of Permits issued as of July 1, 1998

**GRAPH 5.2.4**

**SALES TAX PERMITS, 1985-1998**  
Number of Total Annual Permits



Source: San Francisco Planning Department  
California State Board of Equalization

TABLE 5.2.3

## SALES TAX PERMITS BY TYPE OF BUSINESS, 1985-1998

Number of Permits (As of second quarter)

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Apparel Stores	966	987	1,016	1,040	1,106	1,145	1,161	1,292	1,361	1,306	1,171	1,088	1,021	997
Auto Dealers & Supplies	152	160	154	152	158	153	160	180	202	206	221	398	225	213
Bldg. Materials	202	206	211	217	205	208	207	226	223	209	190	182	174	177
Drug Stores	156	148	148	151	142	145	142	135	134	130	129	122	118	112
Eating & Drinking Places	3,083	3,145	3,140	3,201	3,220	3,191	3,208	3,319	3,397	3,453	3,489	3,566	3,640	3,656
Food Stores	1,342	1,390	1,395	1,397	1,369	1,367	1,358	1,389	1,373	1,339	1,335	1,313	1,269	1,248
General Merchandise	186	176	178	169	160	142	125	140	162	191	156	266	146	134
Home Furnish & Appliances	668	655	655	623	628	641	683	735	742	767	744	729	736	775
Other Retail Stores	3,144	3,179	3,162	3,297	3,422	3,798	4,141	5,372	5,974	6,201	5,755	5,383	5,217	5,243
Packaged Liquor Stores	165	160	153	147	144	141	136	132	134	129	121	118	108	106
Service Stations	235	221	207	193	292	178	161	160	147	136	139	122	123	120
TOTAL	10,299	10,427	10,419	10,587	10,846	11,109	11,482	13,080	13,849	14,067	13,450	13,166	12,777	12,781

## Annual Percentage Distribution by Type of Business

Type of Business	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Apparel Stores	9.4	9.5	9.8	9.8	10.2	10.3	10.1	9.9	9.8	9.3	8.7	8.3	8.0	7.8
Auto Dealers & Supplies	1.5	1.5	1.5	1.4	1.5	1.4	1.4	1.4	1.5	1.5	1.6	3.0	1.8	1.7
Bldg. Materials	2.0	2.0	2.0	2.0	1.9	1.9	1.8	1.7	1.6	1.5	1.5	1.4	1.4	1.4
Drug Stores	1.5	1.4	1.4	1.4	1.3	1.3	1.2	1.0	1.0	0.9	1.0	0.9	0.9	0.9
Eating & Drinking Places	29.9	30.2	30.1	30.2	29.7	28.7	27.9	25.4	24.5	24.5	25.9	27.1	28.5	28.6
Food Stores	13.0	13.3	13.4	13.2	12.6	12.3	11.8	10.6	9.9	9.5	9.9	10.0	9.9	9.8
General Merchandise	1.8	1.7	1.7	1.6	1.5	1.3	1.1	1.1	1.2	1.4	1.2	2.0	1.1	1.0
Home Furnish & Appliances	6.5	6.3	6.3	5.9	5.8	5.8	5.9	5.6	5.4	5.5	5.5	5.5	5.8	6.1
Other Retail Stores	30.5	30.5	30.3	31.1	31.6	34.2	36.1	41.1	43.1	44.1	42.8	40.9	40.8	41.0
Packaged Liquor Stores	1.6	1.5	1.5	1.4	1.3	1.3	1.2	1.0	1.0	0.9	0.9	0.9	0.8	0.8
Service Stations	2.3	2.1	2.0	1.8	2.7	1.6	1.4	1.2	1.1	1.0	1.0	0.0	1.0	0.9
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change by Type of Business

Type of Business	1985-86	1986-87	1987-88	1988-89	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
Apparel Stores	2.2	2.9	2.4	6.3	3.5	1.4	11.3	5.3	-4.0	-10.3	-7.1	-6.2	-2.4	-26.7
Auto Dealers & Supplies	5.3	-3.8	-1.3	3.9	-3.2	4.6	12.5	12.2	2.0	7.3	80.1	-43.5	-5.3	5.4
Bldg. Materials	2.0	2.4	2.8	-5.5	1.5	-0.5	9.2	-1.3	-6.3	-9.1	-4.2	-4.4	1.7	-20.6
Drug Stores	-5.1	0.0	2.0	-6.0	2.1	-2.1	-4.9	-0.7	-3.0	-0.8	-5.4	-3.3	-5.1	-16.4
Eating & Drinking Places	2.0	-0.2	1.9	0.6	-0.9	0.5	3.5	2.4	1.6	1.0	2.2	2.1	0.4	7.6
Food Stores	3.6	0.4	0.1	-2.0	-0.1	-0.7	2.3	-1.2	-2.5	-0.3	-1.6	-3.4	-1.7	-9.1
General Merchandise	-5.4	1.1	-5.1	-5.3	-11.3	-12.0	12.0	15.7	17.9	-18.3	70.5	-45.1	-8.2	-17.3
Home Furnish & Appliances	-1.9	0.0	-4.9	0.8	2.1	6.6	7.6	1.0	3.4	-3.0	-2.0	1.0	5.3	4.4
Other Retail Stores	1.1	-0.5	4.3	3.8	11.0	9.0	29.7	11.2	3.8	-7.2	-6.5	-3.1	0.5	-12.2
Packaged Liquor Stores	-3.0	-4.4	-3.9	-2.0	-2.1	-3.5	-2.9	1.5	-3.7	-6.2	-2.5	-8.5	-1.9	-20.9
Service Stations	-6.0	-6.3	-6.8	51.3	-39.0	-9.6	-0.6	-8.1	-7.5	2.2	-12.2	0.8	-2.4	-18.4
TOTAL	1.2	-0.1	1.6	2.4	2.4	3.4	13.9	5.9	1.6	-4.4	-2.1	-3.0	0.0	-7.7

Source: San Francisco Planning Department  
California State Board of Equalization

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### **5.3 CITY REVENUES AND EXPENDITURES, FISCAL YEARS 1985/1986 TO 1997/1998**

Subsection 5.3 presents San Francisco city government revenues and expenditures from fiscal years 1985/1986 to 1997/1998. The fiscal year ends on June 30th. The data in this subsection are from the Comprehensive Annual Financial Report, prepared by the Office of the Controller, City and County of San Francisco. These data concern the general fund, special revenue funds, and debt service funds. Tables 5.3.1 and 5.3.2 describe general governmental revenues by source. Tables 5.3.3 and 5.3.4 describe general governmental expenditures by major function.

During fiscal year 1995/1996, the Office of the Controller underwent a major conversion of its financial accounting management information system and as a result reorganized its accounting and budgeting fund structure. Therefore, city revenues and expenditures reported since that fiscal year are not comparable to previous figures.

The general fund accounts for resources that are not required to be accounted for in other funds. Special revenue funds are used to account for the proceeds of a specific revenue source, other than expendable trusts or major capital projects, that are legally restricted to expenditures for specified purposes. Now included in the general fund are two major funds/activities that were previously accounted for in special revenue funds: hotel tax and work order funds. All other previous special revenue funds remain in the new fund structure as special revenue funds. The debt service funds account for the accumulation of property taxes and other revenue for periodic payment of interest and principal on general obligation and lease revenue bonds and related authorized costs. There are no changes in the fund structure of this fund type.

Other city funds not included in these tables are capital project funds, proprietary fund types, and fiduciary fund types. Proprietary funds consist of enterprise and internal service funds. Fiduciary funds consist of pension trust, non-expendable trust funds, and expendable trust funds.

In tables 5.3.1 and 5.3.2 general governmental revenues are presented by major source. These are property taxes, business taxes, other local taxes, intergovernmental, licenses, fines and penalties, interest and investment income, rents and concessions, and charges for services. Table 5.3.1 shows city revenues for fiscal year 1997/1998 in thousands of dollars and annual percentage distribution. In tables 5.3.2, the revenues are in constant dollars, with the annual percentage distribution, and percentage change for fiscal years 1985/1986 to 1997/1998.

In tables 5.3.3 and 5.3.4 general governmental expenditures are classified by major function. These include public protection; public works, transportation, and commerce; human welfare and neighborhood development; community health; culture and recreation; general administration and finance; and debt service. Table 5.3.3 shows expenditures in thousands of dollars and annual percentage distribution for fiscal year 1997/1998. Table 5.3.4 shows expenditures in inflation-adjusted thousands of dollars, annual percentage distribution, and percentage change from fiscal years 1985/1986 to 1997/1998.

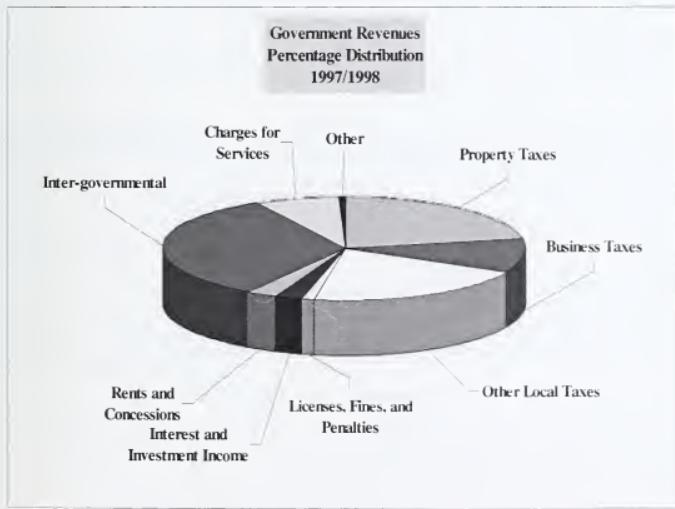
**TABLE 5.3.1**

**GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1997/1998**  
**Current Millions of Dollars**

Revenue Source	Amount	Percentage Distribution
Property Taxes	480	22.1
Business Taxes	224	10.3
Other Local Taxes	445	20.5
Licenses, Fines, and Penalties	25	1.1
Interest and Investment Income	50	2.3
Rents and Concessions	65	3.0
Intergovernmental	709	32.6
Charges for Services	165	7.6
Other	12	0.6
<b>TOTAL</b>	<b>2,175</b>	<b>100.0</b>

**GRAPH 5.3.1**

**GENERAL GOVERNMENTAL REVENUES BY SOURCE, FISCAL YEAR 1997/1998**  
**Current Millions of Dollars**



Source: San Francisco Planning Department  
Office of the Controller, City and County of San Francisco

**GENERAL REVENUES BY SOURCE, FISCAL YEARS 1988-1998 (1) (2) (6)**  
 Adjusted for Inflation (CPI-U, 1982-84=100)

**TABLE 5.3.2**

Constant Thousands of Dollars

Revenue Source	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Property Taxes	410	440	443	456	435	367	350	336	344	371
Business Taxes	143	146	143	126	132	138	138	142	158	173
Other Local Taxes	230	220	249	240	250	263	269	284	325	345
Licenses, Fines, and Penalties (3)	51	48	46	50	45	56	17	18	17	19
Interest and Investment Income	30	30	29	27	23	35	35	33	33	39
Rents and Concessions (4)	*	*	*	*	*	44	32	40	47	50
Intergovernmental (5)	363	426	412	476	484	485	502	495	515	548
Charges for Services	82	87	85	85	100	78	96	95	99	127
Other	14	12	16	13	14	5	4	4	12	9
<b>TOTAL</b>	<b>1323</b>	<b>1409</b>	<b>1423</b>	<b>1473</b>	<b>1483</b>	<b>1471</b>	<b>1443</b>	<b>1447</b>	<b>1550</b>	<b>1681</b>

**Annual Percentage Distribution**

Revenue Source	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Property Taxes	31.0	31.2	31.1	31.0	29.3	24.9	24.3	23.2	22.2	22.1
Business Taxes	10.8	10.4	10.0	8.6	8.9	9.4	9.6	9.8	10.2	10.3
Other Local Taxes	17.4	15.6	17.5	16.3	16.9	17.9	18.6	19.6	21.0	20.5
Licenses, Fines, and Penalties (3)	3.9	3.4	3.2	3.4	3.0	3.8	1.2	1.2	1.1	1.1
Interest and Investment Income	2.3	2.1	2.0	1.8	1.6	2.4	2.4	2.3	2.1	2.3
Rents and Concessions (4)	*	*	*	*	*	3.0	2.2	2.8	3.0	3.0
Intergovernmental (5)	27.4	30.2	29.0	32.3	32.6	33.0	34.8	34.2	33.2	32.6
Charges for Services	6.2	6.2	6.0	5.8	6.7	5.3	6.7	6.6	6.4	7.6
Other	1.1	0.9	1.1	0.9	0.9	0.3	0.3	0.3	0.8	0.5
<b>TOTAL</b>	<b>100.0</b>									

**Percentage Change**

Revenue Source	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Property Taxes	7.3	0.7	2.9	-4.6	-15.6	-4.6	-4.0	2.4	7.8	-14.7
Business Taxes	2.1	-2.1	-11.9	4.8	4.5	0.0	2.9	11.3	9.5	31.1
Other Local Taxes	-4.3	13.2	-3.6	4.2	5.2	2.3	5.6	14.4	6.2	38.0
Licenses, Fines, and Penalties (3)	-5.9	-4.2	8.7	-10.0	24.4	*	5.9	-5.6	11.8	*
Interest and Investment Income	0.0	-3.3	-6.9	-14.8	52.2	0.0	-5.7	0.0	18.2	69.6
Rents and Concessions (4)	*	*	*	*	*	-27.3	25.0	17.5	6.4	*
Intergovernmental (5)	17.4	-3.3	15.5	1.7	0.2	3.5	-1.4	4.0	6.4	13.2
Charges for Services	6.1	-2.3	0.0	17.6	-22.0	23.1	-1.0	4.2	28.3	27.0
Other	-14.3	33.3	-18.8	7.7	-64.3	-20.0	0.0	200.0	-25.0	-35.7
<b>TOTAL</b>	<b>6.5</b>	<b>1.0</b>	<b>3.5</b>	<b>0.7</b>	<b>-0.8</b>	*	<b>0.3</b>	<b>7.1</b>	<b>8.5</b>	<b>13.4</b>

(1) Financial statements of the City and County of San Francisco are prepared by fiscal year which ends on June 30th of each year.

(2) Dollar amounts are adjusted to the 1989 value of the dollar, using the average Consumer Price Index-Urban for each year.

(3) Under proposition M, beginning in 1995, traffic fines of approximately \$46.7 Million were directly allocated to MUNI Railway

(4) Prior to 1994, Rents and Concessions were reported in Charges for Services.

(5) Prior to 1994, these revenues were reported as grants, subventions and other allocations.

(6) Beginning in fiscal year 1997-98, the base year for the Consumer Price Index was changed from 1967 to 1982-84.

Source: San Francisco Planning Department  
 Office of the Controller, City and County of San Francisco

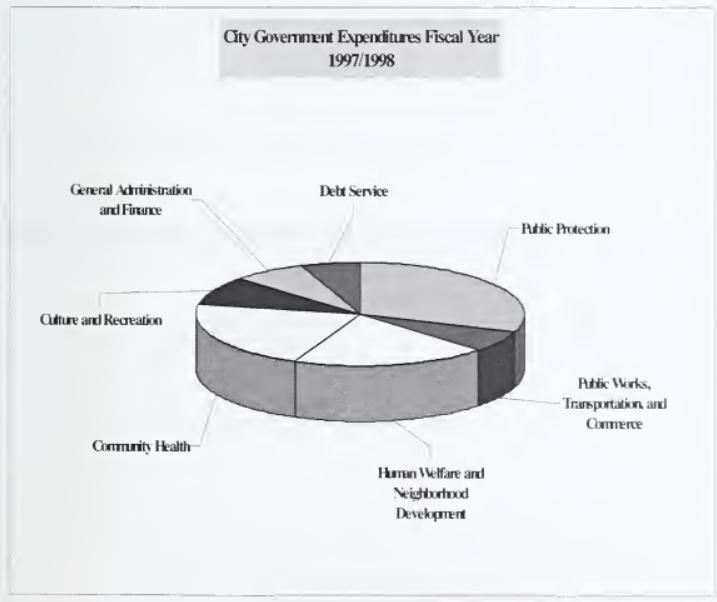
**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEAR 1997/1998**  
 Current Millions of Dollars

**TABLE 5.3.3**

Expenditures by Function*	Amount	Percentage Distribution
Public Protection	618	30.5
Public Works, Transportation, and Commerce	135	6.6
Human Welfare and Neighborhood Development	393	19.4
Community Health	430	21.2
Culture and Recreation	187	9.2
General Administration and Finance	150	7.4
Debt Service	116	5.7
<b>TOTAL</b>	<b>2,027</b>	<b>100.0</b>

\*Note: For year ended June 30, 1998

**GRAPH 5.3.2**



Source: San Francisco Planning Department  
 Office of the Controller, City and County of San Francisco

## GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION, FISCAL YEARS 1988-1998(1)(2)(3)(4) TABLE 5.3.4

Adjusted for Inflation CPI-U, (1982-84=100)

Constant Millions of Dollars

Expenditures by Function	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Public Protection	422	434	433	401	383	400	418	424	415	477
Public Works, Transportation, and Commerce	63	73	76	85	93	72	96	95	109	104
Human Welfare and Neighborhood Development	246	264	279	279	287	290	312	301	302	304
Community Health	137	157	178	205	263	252	286	288	306	333
Culture and Recreation	101	112	110	102	100	100	121	135	143	144
General Administration and Finance	134	123	135	136	122	117	114	112	112	116
Debt Service	32	49	63	57	54	63	66	70	78	89
TOTAL	1,135	1,212	1,274	1,265	1,302	1,294	1,413	1,425	1,465	1,567

## Annual Percentage Distribution

Expenditures by Function	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Public Protection	37.2	35.8	34.0	31.7	29.4	30.9	29.6	29.8	28.3	30.4
Public Works, Transportation, and Commerce	5.6	6.0	6.0	6.7	7.1	5.6	6.8	6.7	7.4	6.6
Human Welfare and Neighborhood Development	21.7	21.8	21.9	22.1	22.0	22.4	22.1	21.1	20.6	19.4
Community Health	12.1	13.0	14.0	16.2	20.2	19.5	20.2	20.2	20.9	21.3
Culture and Recreation	8.9	9.2	8.6	8.1	7.7	7.7	8.6	9.5	9.8	9.2
General Administration and Finance	11.8	10.1	10.6	10.8	9.4	9.0	8.1	7.9	7.6	7.4
Debt Service	2.8	4.0	4.9	4.5	4.1	4.9	4.7	4.9	5.3	5.7
TOTAL	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change

Expenditures by Function	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1993-98
Public Protection	2.8	-0.2	-7.4	-4.5	4.4	4.5	1.4	*	14.9	*
Public Works, Transportation, and Commerce	15.9	4.1	11.8	9.4	-22.6	33.3	-1.0	*	-4.6	*
Human Welfare and Neighborhood Development	7.3	5.7	0.0	2.9	1.0	7.6	-3.5	*	0.7	*
Community Health	14.6	13.4	15.2	28.3	-4.2	13.5	0.7	*	8.8	*
Culture and Recreation	10.9	-1.8	-7.3	-2.0	0.0	21.0	11.6	*	0.7	*
General Administration and Finance	-8.2	9.8	0.7	-10.3	-4.1	-2.6	-1.8	*	3.6	*
Debt Service	53.1	28.6	-9.5	-5.3	16.7	4.8	6.1	*	14.1	*
TOTAL	6.8	5.1	-0.7	2.9	-0.6	9.2	0.8	*	7.0	*

(1) Financial statements of the City and County of San Francisco are prepared by fiscal year which ends on June 30th of each year.

(2) Dollar amounts are adjusted to the 1989 value of the dollar, using the average Consumer Price Index-Urban for each year.

(3) The component unit, the San Francisco Redevelopment Agency, is excluded beginning in 1993.

(4) Beginning in fiscal year 1997-98, the baseyear for the Consumer Price Index was changed from 1967 to 1982-84.

Source: San Francisco Planning Department  
Office of the Controller, City and County of San Francisco

## **5.4 BUSINESSES' GROSS RECEIPTS, 1998**

Section 5.4 presents information about San Francisco businesses' gross receipts in 1998. Businesses' gross receipts data are provided by the City and County of San Francisco, Office of the Tax Collector. These data are compiled by the Office of the Tax Collector from tax collection forms filed for each registered business. Each business is then classified according to ownership, business class, and principal business code. Not included in these data are government agencies, businesses that have not filed taxes, and businesses that are tax exempt. Banks and insurance companies are exempt from local business tax as well, and thus are not included.

Businesses' gross receipts reported by C&I District may be overstated in a few cases. Each tax form filed for a business must report a specific location in San Francisco, thus when some business owners lacked a specific site, they reported their home address as their business location when filing tax forms. As a result, such businesses are shown to be located within residential neighborhoods. Distortion also occurs when high numbers of industrial businesses are reported in the Financial District, where administrative functions are performed for businesses otherwise engaged in industrial activities.

The data are shown cross-tabulated by Land Use Activity and Commerce and Industry (C&I) District in millions of current dollars. Also shown is the percentage distribution of businesses' gross receipts by Land Use Activity, followed by the percentage distribution of businesses' gross receipts by C&I District.

TABLE 5.4.1

**Businesses' Gross Receipts By Commerce & Industry Districts And Land Use Activity  
1998**  
Current Millions of Dollars

C&I Districts	Office	Retail	Industrial	Cult/Institutional	Hotel	Total
Bayview	183	401	1,401	103	0	2,090
Civic Center	300	413	216	111	553	1,593
Financial	9,256	2,368	2,423	382	536	14,964
Mission	142	410	280	69	5	906
North Beach	347	578	130	68	118	1,242
North Central	204	736	64	325	64	1,393
Northwest	125	626	94	139	6	990
SOMA	1,734	2,340	2,546	108	79	6,807
Southwest	367	1,325	368	155	21	2,236
Van Ness	171	591	157	151	114	1,183
Other	5	8	7	0	0	21
Total	12,835	9,797	7,686	1,611	1,497	33,426

**Annual Percentage Distribution by Land Use Activity**

C&I Districts	Office	Retail	Industrial	Cult/Institutional	Hotel	Total
Bayview	1.4	4.1	18.2	6.4	0.0	6.3
Civic Center	2.3	4.2	2.8	6.9	36.9	4.8
Financial	72.1	24.2	31.5	23.7	35.8	44.8
Mission	1.1	4.2	3.6	4.3	0.3	2.7
North Beach	2.7	5.9	1.7	4.2	7.9	3.7
North Central	1.6	7.5	0.8	20.2	4.3	4.2
Northwest	1.0	6.4	1.2	8.6	0.4	3.0
SOMA	13.5	23.9	33.1	6.7	5.3	20.4
Southwest	2.9	13.5	4.8	9.6	1.4	6.7
Van Ness	1.3	6.0	2.0	9.3	7.6	3.5
Other	0.0	0.1	0.1	0.0	0.0	0.1
Total	100.0	100.0	100.0	100.0	100.0	100.0

**Annual Percentage Distribution by Commerce and Industry District**

C&I Districts	Office	Retail	Industrial	Cult/Institutional	Hotel	Total
Bayview	8.8	19.2	67.1	4.9	0.0	100.0
Civic Center	18.9	25.9	13.6	7.0	34.7	100.0
Financial	61.9	15.8	16.2	2.5	3.6	100.0
Mission	15.7	45.3	30.9	7.6	0.5	100.0
North Beach	28.0	46.6	10.5	5.5	9.5	100.0
North Central	14.6	52.8	4.6	23.3	4.6	100.0
Northwest	12.6	63.2	9.5	14.1	0.6	100.0
SOMA	25.5	34.4	37.4	1.6	1.2	100.0
Southwest	16.4	59.3	16.4	6.9	1.0	100.0
Van Ness	14.4	49.9	13.3	12.7	9.6	100.0
Other	24.2	38.9	32.4	2.1	2.3	100.0
TOTAL	38.4	29.3	23.0	4.8	4.5	100.0

Source: San Francisco Planning Department  
San Francisco Office of the Tax Collector





## 6.0

# BUILDING AND LAND USE

The tables and graphs in this Chapter present information about building permit applications for 1989 through 1998, as well as land use data for 1998. Building permit applications are filed at the City and County of San Francisco Department of Building Inspection (DBI) for construction of new buildings, demolitions, and alterations to existing structures. The number of permits, status of applications, and cost of projects are measures of construction activity in San Francisco. All information for this section was provided by DBI and has been reviewed and tabulated by Planning Department staff.

The tables and graphs in this chapter are presented in five sections.

**Sections 6.1 and 6.2.** Data are reported by the year that a project was filed with the Department of Building Inspection. In past Commerce & Industry Inventories, these tables were presented by Certificate of Final Completion, a later stage in the permit process. Certificates of Final Completion have proven difficult to track accurately. All applications filed may not ultimately lead to completed projects, but trends in the number of building permit applications filed is an important economic indicator. In section 6.1, data are reported by Land Use Activity, in section 6.2, these data are reported by Commerce and Industry (C&I) District. For further information on Land Use Activities and C&I Districts, refer to the Data Formats section in the Introduction. Tables in these sections are subdivided into three groups: all building permits, building permits for new construction activity, and building permits for alterations and demolitions. In turn, each group contains tables which report permits, total construction cost, and average construction cost by year, land use and C&I District. Annual percentage distributions and annual percentage changes are reported for numbers of permit applications and total construction costs. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Construction," where 1983 is designated as the base year.

**Section 6.3.** Permit and construction cost data are cross-tabulated by Land Use Activity and C&I District, for 1998. This section includes all permit applications filed in 1998.

**Section 6.4** describes permit applications by application status by Land Use Activity and then by C&I District for 1998. These status categories are grouped into the following four major categories: building permit applications which were approved for construction, whether or not a permit has been issued; building permit applications which were canceled, including applications which have been withdrawn, revoked or disapproved; building permit applications where the authorized work has been completed; and "other," which includes applications which have not yet been acted upon, have been abandoned, reinstated, appealed, or for which no information is available.

The construction cost data reported in these tables are the estimated construction cost for each project, as reported by DBI. Total and average construction cost measure the

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scope, complexity, and extent of construction activity in San Francisco. While total construction cost indicates the size and complexity of construction activity in San Francisco for a particular year, average construction cost relates number of applications to total construction cost, allowing for consideration of construction cost per building permit application. Construction cost values are adjusted for inflation using Saylor Inc.'s "Continuing Index for Constructors," where 1998 is designated as the base year.

**Section 6.5** reports total office space in San Francisco from 1989 to 1998. It includes absolute numbers as well as percentage changes over time. This data does not come from DBI, but rather from Cushman-Wakefield realtors.

**Section 6.6** is new to this Inventory, and reports land use activity as well as the distribution of business establishments in San Francisco. Please see page 94 for more information on this section.

**ALL BUILDING PERMITS BY LAND USE ACTIVITY**  
 By Year Filed, 1989-1998

**TABLE 6.1.1.A**

Number of Permits

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989	2,581	1,854	322	348	112	17,812	872	23,901
1990	2,802	1,973	505	372	140	19,016	417	25,225
1991	2,782	1,884	400	374	103	17,912	258	23,713
1992	2,601	1,899	333	422	66	16,469	51	21,841
1993	2,661	2,084	333	432	100	16,149	47	21,806
1994	2,948	1,944	274	535	160	14,732	30	20,623
1995	2,474	1,961	248	511	114	15,881	49	21,238
1996	3,153	2,004	325	535	119	18,306	77	24,519
1997	3,562	2,052	293	555	161	18,873	70	25,566
1998	3,909	2,237	289	561	193	19,224	92	26,505
<b>TOTAL</b>	<b>29,473</b>	<b>19,892</b>	<b>3,322</b>	<b>4,645</b>	<b>1,268</b>	<b>174,374</b>	<b>1,963</b>	<b>234,937</b>

Annual Percentage Distribution by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989	10.8	7.8	1.3	1.5	0.5	74.5	3.6	100.0
1990	11.1	7.8	2.0	1.5	0.6	75.4	1.7	100.0
1991	11.7	7.9	1.7	1.6	0.4	75.5	1.1	100.0
1992	11.9	8.7	1.5	1.9	0.3	75.4	0.2	100.0
1993	12.2	9.6	1.5	2.0	0.5	74.1	0.2	100.0
1994	14.3	9.4	1.3	2.6	0.8	71.4	0.1	100.0
1995	11.6	9.2	1.2	2.4	0.5	74.8	0.2	100.0
1996	12.9	8.2	1.3	2.2	0.5	74.7	0.3	100.0
1997	13.9	8.0	1.1	2.2	0.6	73.8	0.3	100.0
1998	14.7	8.4	1.1	2.1	0.7	72.5	0.3	100.0
<b>TOTAL</b>	<b>12.5</b>	<b>8.5</b>	<b>1.4</b>	<b>2.0</b>	<b>0.5</b>	<b>74.2</b>	<b>0.8</b>	<b>100.0</b>

Percentage Change by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989-90	8.6	6.4	56.8	6.9	25.0	6.8	-52.2	5.5
1990-91	-0.7	-4.5	-20.8	0.5	-26.4	-5.8	-38.1	-6.0
1991-92	-6.5	0.8	-16.8	12.8	-35.9	-8.1	-80.2	-7.9
1992-93	2.3	9.7	0.0	2.4	51.5	-1.9	-7.8	-0.2
1993-94	10.8	-6.7	-17.7	23.8	60.0	-8.8	-36.2	-5.4
1994-95	-16.1	0.9	-9.5	-4.5	-28.8	7.8	63.3	3.0
1995-96	27.4	2.2	31.0	4.7	4.4	15.3	57.1	15.4
1996-97	13.0	2.4	-9.8	3.7	35.3	3.1	-9.1	4.3
1997-98	9.7	9.0	-1.4	1.1	19.9	1.9	31.4	3.7
<b>1989-98</b>	<b>51.5</b>	<b>20.7</b>	<b>-10.2</b>	<b>61.2</b>	<b>72.3</b>	<b>7.9</b>	<b>-89.4</b>	<b>10.9</b>

Source: San Francisco Planning Department  
 Department of Building Inspection

TABLE 6.1.1.B

## TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY

By Year Filed, 1989-1998

Constant Thousands of Dollars (1983=100)

Year	Cultural								Total
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	Total	
1989	207,929	80,088	59,211	118,757	5,160	347,933	14,726	833,803	
1990	270,268	114,195	21,914	82,946	10,893	354,540	6,901	861,657	
1991	199,847	101,385	15,429	137,339	11,682	439,484	2,481	907,646	
1992	283,832	81,174	15,842	78,522	8,973	325,662	2,465	796,470	
1993	174,585	42,028	14,030	45,509	11,571	202,225	2,553	492,501	
1994	236,905	80,807	9,589	96,579	4,919	173,414	2,047	604,259	
1995	121,759	70,376	11,025	68,201	12,016	221,729	4,534	509,640	
1996	239,369	79,918	15,880	35,282	41,383	252,882	6,968	671,682	
1997	183,326	90,075	21,086	50,709	17,495	424,279	7,660	794,630	
1998	364,763	117,130	15,286	46,705	73,710	572,435	5,259	1,195,288	
Total	2,282,581	857,176	199,293	760,548	197,802	3,314,584	55,592	7,667,576	

## Annual Percentage Distribution by Land Use Activity

Year	Cultural/								Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	Total	
1989	24.9	9.6	7.1	14.2	0.6	41.7	1.8	100.0	
1990	31.4	13.3	2.5	9.6	1.3	41.1	0.8	100.0	
1991	22.0	11.2	1.7	15.1	1.3	48.4	0.3	100.0	
1992	35.6	10.2	2.0	9.9	1.1	40.9	0.3	100.0	
1993	35.4	8.5	2.8	9.2	2.3	41.1	0.5	100.0	
1994	39.2	13.4	1.6	16.0	0.8	28.7	0.3	100.0	
1995	23.9	13.8	2.2	13.4	2.4	43.5	0.9	100.0	
1996	35.6	11.9	2.4	5.3	6.2	37.6	1.0	100.0	
1997	23.1	11.3	2.7	6.4	2.2	53.4	1.0	100.0	
1998	30.5	9.8	1.3	3.9	6.2	47.9	0.4	100.0	
Total	29.8	11.2	2.6	9.9	2.6	43.2	0.7	100.0	

## Percentage Change by Land Use Activity

Year	Cultural/								Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	Total	
1989-90	30.0	42.6	-63.0	-30.2	111.1	1.9	-53.1	3.3	
1990-91	-26.1	-11.2	-29.6	65.6	7.2	24.0	-64.1	5.3	
1991-92	42.0	-19.9	2.7	42.8	-23.2	-25.9	-0.6	-12.2	
1992-93	-38.5	-48.2	-11.4	-42.0	29.0	-37.9	3.6	-38.2	
1993-94	35.7	92.3	-31.7	112.2	-57.5	-14.2	-19.8	22.7	
1994-95	-48.6	-12.9	15.0	-29.4	144.3	27.9	121.5	-15.7	
1995-96	96.6	13.6	44.0	-48.3	244.4	14.0	53.7	31.8	
1996-97	-23.4	12.7	32.8	43.7	-57.7	67.8	9.9	18.3	
1997-98	99.0	30.0	-27.5	-7.9	321.3	34.9	-31.3	50.4	
1989-98	75.4	46.3	-74.2	-60.7	1328.5	64.5	-64.3	43.4	

Source: San Francisco Planning Department  
Department of Building Inspection

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**AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY LAND USE ACTIVITY**

By Year Filed, 1989-1998

Constant Thousands of Dollars (1983=100)

**TABLE 6.1.1.C**

Year	Cultural							
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	All Uses
1989	81	43	184	341	46	20	67	35
1990	96	58	43	223	78	19	53	34
1991	72	54	39	367	113	25	283	38
1992	109	43	48	186	136	20	121	36
1993	66	20	42	105	116	13	148	23
1994	80	42	35	181	31	12	156	29
1995	49	36	44	133	105	14	272	24
1996	76	40	49	66	348	14	471	27
1997	51	44	72	91	109	22	292	31
1998	93	52	53	83	382	30	231	45
10-Yr. Avg.	77	43	60	164	156	19	28	33

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Source: San Francisco Planning Department  
Department of Building Inspection

TABLE 6.1.2.A

**BUILDING PERMITS FOR NEW CONSTRUCTION BY LAND USE ACTIVITY**  
**By Year Filed, 1989-1998**  
**Number of Permits**

Cultural									
Year	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	Total	
1989	8	23	18	7	0	448	0	504	
1990	8	23	27	8	0	465	1	532	
1991	2	32	17	6	1	458	1	517	
1992	6	20	20	10	0	186	2	244	
1993	2	16	10	8	0	203	0	239	
1994	4	23	10	9	0	199	1	246	
1995	3	20	17	5	0	227	7	279	
1996	5	15	13	7	1	234	2	277	
1997	2	29	5	20	0	314	3	373	
1998	9	25	18	13	2	471	2	540	
Total	49	226	155	93	4	3,205	19	3,751	

**Annual Percentage Distribution by Land Use Activity**

Cultural/									
Year	Office	Retail	Indust	Institutional	Hotel	Residential	Other	Total	
1989	1.6	4.6	3.6	1.4	0.0	88.9	0.0	100.0	
1990	1.5	4.3	5.1	1.5	0.0	87.4	0.2	100.0	
1991	0.4	6.2	3.3	1.2	0.2	88.6	0.2	100.0	
1992	2.5	8.2	8.2	4.1	0.0	76.2	0.8	100.0	
1993	0.8	6.7	4.2	3.3	0.0	84.9	0.0	100.0	
1994	1.6	9.3	4.1	3.7	0.0	80.9	0.4	100.0	
1995	1.1	7.2	6.1	1.8	0.0	81.4	2.5	100.0	
1996	1.8	5.4	4.7	2.5	0.4	84.5	0.7	100.0	
1997	0.5	7.8	1.3	5.4	0.0	84.2	0.8	100.0	
1998	1.7	4.6	3.3	2.4	0.4	87.2	0.4	100.0	
Total	1.3	6.0	4.1	2.5	0.1	85.4	0.5	100.0	

**Percentage Change by Land Use Activity**

Cultural/									
Year	Office	Retail	Indust	Institutional	Hotel	Residential	Other	Total	
1989-90	0.0	0.0	50.0	14.3		3.8	100.0	5.6	
1990-91	-75.0	39.1	-37.0	-25.0	100.0	-1.5	0.0	-2.8	
1991-92	200.0	-37.5	17.6	66.7	-100.0	-59.4	100.0	-52.8	
1992-93	-66.7	-20.0	-50.0	-20.0		9.1	-100.0	-2.0	
1993-94	100.0	43.8	0.0	12.5		-2.0	100.0	2.9	
1994-95	-25.0	-13.0	70.0	-44.4		14.1	600.0	13.4	
1995-96	66.7	-25.0	-23.5	40.0	100.0	3.1	-71.4	-0.7	
1996-97	-60.0	93.3	-61.5	185.7	-100.0	34.2	50.0	34.7	
1997-98	350.0	-13.8	260.0	-35.0	200.0	50.0	-33.3	44.8	
1989-98	12.5	8.7	0.0	85.7	200.0	5.1	200.0	7.1	

Source: San Francisco Planning Department  
 Department of Building Inspection

**TOTAL CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY**

By Year Filed, 1989-1998

Constant Thousands of Dollars (1983=100)

**TABLE 6.1.2.B**

Year	Cultural							Total
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1989	11,545	23,922	52,293	87,770	0	167,889	0	343,419
1990	56,630	65,867	7,340	39,402	0	167,636	3	336,877
1991	1,000	43,262	1,669	109,350	5,917	179,403	1,333	341,935
1992	52,441	16,141	4,370	12,783	0	185,915	82	271,732
1993	4,961	2,188	7,836	5,980	0	81,368	0	102,332
1994	37,435	12,743	2,105	39,602	0	56,975	8	148,867
1995	641	11,931	4,135	23,156	0	74,988	733	115,584
1996	56,072	6,819	3,699	4,833	25,619	100,842	11	197,895
1997	1,798	21,898	4,060	19,895	0	251,582	2,525	301,758
1998	93,721	26,689	5,111	15,103	28,333	384,754	1,042	554,753
Total	316,244	231,459	92,619	357,873	59,869	1,651,353	5,737	2,715,152

**Annual Percentage Distribution by Land Use Activity**

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989	3.4	7.0	15.2	25.6	0.0	48.9	0.0	100.0
1990	16.8	19.6	2.2	11.7	0.0	49.8	0.0	100.0
1991	0.3	12.7	0.5	32.0	1.7	52.5	0.4	100.0
1992	19.3	5.9	1.6	4.7	0.0	68.4	0.0	100.0
1993	4.8	2.1	7.7	5.8	0.0	79.5	0.0	100.0
1994	25.1	8.6	1.4	26.6	0.0	38.3	0.0	100.0
1995	0.6	10.3	3.6	20.0	0.0	64.9	0.6	100.0
1996	28.3	3.4	1.9	2.4	12.9	51.0	0.0	100.0
1997	0.6	7.3	1.3	6.6	0.0	83.4	0.8	100.0
1998	16.9	4.8	0.9	2.7	5.1	69.4	0.2	100.0
Total	11.6	8.5	3.4	13.2	2.2	60.8	0.2	100.0

**Percentage Change by Land Use Activity**

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989-90	390.5	175.3	-86.0	-55.1		-0.2		-1.9
1990-91	-98.2	-34.3	-77.3	177.5		7.0	39566.7	1.5
1991-92	5144.1	-62.7	161.8	-88.3	-100.0	3.6	-93.9	-20.5
1992-93	-90.5	-86.4	79.3	-53.2		-56.2	-100.0	-62.3
1993-94	654.6	482.4	-73.1	562.3		-30.0		45.5
1994-95	-98.3	-6.4	96.4	-41.5		31.6	9503.5	-22.4
1995-96	8646.2	-42.8	-10.5	-79.1		34.5	-98.5	71.2
1996-97	-96.8	221.1	9.8	311.7	-100.0	149.5	23128.4	52.5
1997-98	5112.9	21.9	25.9	-24.1		52.9	-58.7	83.8
1989-98	711.8	11.6	-90.2	-82.8		129.2		61.5

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.1.2.C****AVERAGE CONSTRUCTION COST FOR NEW CONSTRUCTION BY LAND USE ACTIVITY  
By Year Filed, 1989-1998**  
Constant Thousands of Dollars (1983=100)

Year	Cultural									All Uses
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	All Uses		
1989	1,443	1,040	2,905	12,539	0	375	0	681		
1990	7,079	2,864	272	4,925	0	361	3	633		
1991	500	1,352	98	18,225	5,917	392	1,333	661		
1992	8,740	807	219	1,278	0	1,000	82	1,114		
1993	2,480	137	784	747	0	401	0	428		
1994	9,359	554	210	4,400	0	286	8	605		
1995	214	597	243	4,631	0	330	219	414		
1996	11,214	455	285	690	25,619	431	5	714		
1997	899	755	812	995	0	801	842	809		
1998	10,413	1,068	284	1,162	14,167	817	1,042	1,027		
10 Yr. Avg.	6,454	1,024	598	3,848	14,967	515	302	724		

Source: San Francisco Planning Department  
Department of Building Inspection

TABLE 6.1.3.A

## PERMITS FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY

By Year Filed, 1989-1998

Number of Permits

Year	Cultural									Total
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other			
1989	2,570	1,827	304	339	109	17,351	809		23,309	
1990	2,790	1,941	477	363	137	18,507	195		24,410	
1991	2,776	1,842	382	365	102	17,231	19		22,717	
1992	2,591	1,864	309	403	65	15,651	29		20,912	
1993	2,646	2,058	323	411	98	15,533	36		21,105	
1994	2,929	1,905	261	510	160	14,114	21		19,900	
1995	2,452	1,923	230	493	114	15,207	33		20,452	
1996	3,129	1,961	302	511	114	17,556	52		23,625	
1997	3,548	1,999	283	524	155	17,993	49		24,551	
1998	3,876	2,173	264	532	177	18,034	55		25,111	
Total	29,307	19,493	3,135	4,451	1,231	167,177	1,298		226,092	

## Annual Percentage Distribution by Land Use Activity

Year	Cultural/									Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other			
1989	11.0	7.8	1.3	1.5	0.5	74.4	3.5		100.0	
1990	11.4	8.0	2.0	1.5	0.6	75.8	0.8		100.0	
1991	12.2	8.1	1.7	1.6	0.4	75.9	0.1		100.0	
1992	12.4	8.9	1.5	1.9	0.3	74.8	0.1		100.0	
1993	12.5	9.8	1.5	1.9	0.5	73.6	0.2		100.0	
1994	14.7	9.6	1.3	2.6	0.8	70.9	0.1		100.0	
1995	12.0	9.4	1.1	2.4	0.6	74.4	0.2		100.0	
1996	13.2	8.3	1.3	2.2	0.5	74.3	0.2		100.0	
1997	14.5	8.1	1.2	2.1	0.6	73.3	0.2		100.0	
1998	15.4	8.7	1.1	2.1	0.7	71.8	0.2		100.0	
Total	13.0	8.6	1.4	2.0	0.5	73.9	0.6		100.0	

## Percentage Change by Land Use Activity

Year	Cultural/									Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other			
1989-90	8.6	6.2	56.9	7.1	25.7	6.7	-75.9		4.7	
1990-91	-0.5	-5.1	-19.9	0.6	-25.5	-6.9	-90.3		-6.9	
1991-92	-6.7	1.2	-19.1	10.4	-36.3	-9.2	52.6		-7.9	
1992-93	2.1	10.4	4.5	2.0	50.8	-0.8	24.1		0.9	
1993-94	10.7	-7.4	-19.2	24.1	63.3	-9.1	-41.7		-5.7	
1994-95	-16.3	0.9	-11.9	-3.3	-28.8	7.7	57.1		2.8	
1995-96	27.6	2.0	31.3	3.7	0.0	15.4	57.6		15.5	
1996-97	13.4	1.9	-6.3	2.5	36.0	2.5	-5.8		3.9	
1997-98	9.2	8.7	-6.7	1.5	14.2	0.2	12.2		2.3	
1989-98	50.8	18.9	-13.2	56.9	62.4	3.9	-93.2		7.7	

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.1.3.B** TOTAL CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY  
1989-1998  
Constant Thousands of Dollars (1983=100)

Year	Cultural							Total
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
1989	196,385	56,165	6,918	30,987	5,160	180,044	12,519	488,177
1990	213,637	48,328	14,575	43,544	10,893	186,905	6,143	524,024
1991	198,847	58,123	13,760	27,989	5,765	260,081	116	564,680
1992	231,391	65,033	11,472	65,740	8,973	139,747	565	522,920
1993	169,614	39,840	6,194	39,529	11,571	120,539	652	387,940
1994	199,469	68,064	7,484	56,978	4,919	116,146	220	453,281
1995	121,118	58,445	6,890	45,045	12,016	146,216	3,667	393,398
1996	183,296	73,099	12,181	30,449	15,764	150,300	5,563	470,653
1997	181,528	68,177	17,026	30,814	17,495	172,463	742	488,245
1998	271,042	90,441	10,175	31,602	45,377	187,629	1,271	637,537
Total	1,966,328	625,717	106,674	402,676	137,933	1,660,070	31,459	4,930,856

Annual Percentage Distribution by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989	40.23	11.51	1.42	6.35	1.06	36.88	2.56	100.00
1990	40.77	9.22	2.78	8.31	2.08	35.67	1.17	100.00
1991	35.21	10.29	2.44	4.96	1.02	46.06	0.02	100.00
1992	44.25	12.44	2.19	12.57	1.72	26.72	0.11	100.00
1993	43.72	10.27	1.60	10.19	2.98	31.07	0.17	100.00
1994	44.01	15.02	1.65	12.57	1.09	25.62	0.05	100.00
1995	30.79	14.86	1.75	11.45	3.05	37.17	0.93	100.00
1996	38.95	15.53	2.59	6.47	3.35	31.93	1.18	100.00
1997	37.18	13.96	3.49	6.31	3.58	35.32	0.15	100.00
1998	42.51	14.19	1.60	4.96	7.12	29.43	0.20	100.00
Total	39.88	12.69	2.16	8.17	2.80	33.67	0.64	100.00

Percentage Change by Land Use Activity

Year	Cultural/							Total
	Office	Retail	Indust	Institutional	Hotel	Residential	Other	
1989-90	8.79	-13.95	110.67	40.53	111.10	3.81	-50.93	7.34
1990-91	-6.92	20.27	-5.59	-35.72	-47.07	39.15	-98.11	7.76
1991-92	16.37	11.89	-16.63	134.88	55.65	-46.27	387.45	-7.40
1992-93	-26.70	-38.74	-46.01	-39.87	28.96	-13.74	15.45	-25.81
1993-94	17.60	70.84	20.82	44.14	-57.49	-3.64	-66.25	16.84
1994-95	-39.28	-14.13	-7.93	-20.94	144.27	25.89	1565.68	-13.21
1995-96	51.34	25.07	76.79	-32.40	31.19	2.79	51.69	19.64
1996-97	-0.96	-6.73	39.77	1.20	10.98	14.75	-86.66	3.74
1997-98	49.31	32.66	-40.24	2.56	159.37	8.79	71.35	30.58
1989-98	38.02	61.03	47.08	1.98	779.40	4.21	-89.84	30.60

Source: San Francisco Planning Department  
Department of Building Inspection

**AVERAGE CONSTRUCTION COST FOR ALTERATIONS AND DEMOLITIONS BY LAND USE ACTIVITY**  
 By Year Filed, 1989-1998  
 Constant Thousands of Dollars (1983=100)

**TABLE 6.1.3.C**

Year	Office	Retail	Industrial	Cultural		Residential	Other	All Uses
				Institutional	Hotel			
1989	76	31	23	91	47	10	92	21
1990	77	25	31	120	80	10	65	21
1991	72	32	36	77	57	15	15	25
1992	89	35	37	163	138	9	62	25
1993	64	19	19	96	118	8	44	18
1994	68	36	29	112	31	8	25	23
1995	49	30	30	91	105	10	519	19
1996	59	37	40	60	138	9	442	20
1997	51	34	60	59	113	10	73	20
1998	70	42	39	59	256	10	258	25
10-Yr. Avg.	67	32	34	90	112	10	24	22

Source: San Francisco Planning Department  
 Department of Building Inspection

**TABLE 6.2.1.A****ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT**

By Year Filed, 1989-1998

Number of Permits

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	527	664	946	849	523	427	455	586	625	587
Civic Center	432	487	483	461	546	550	486	545	603	606
Financial	2,102	2,200	2,307	2,099	2,116	2,434	2,159	2,621	3,000	3,050
Mission	1,550	1,523	1,369	1,387	1,416	1,394	1,312	1,543	1,524	1,721
North Beach	692	606	667	701	694	615	648	735	708	788
North Central	3,416	3,837	3,258	3,025	2,874	2,892	2,911	3,253	3,326	3,365
Northwest	2,689	2,860	2,389	2,116	2,291	1,996	2,199	2,416	2,569	2,506
Soma	1,546	1,592	1,529	1,356	1,360	1,264	1,429	1,762	1,806	2,146
Southwest	9,474	9,907	9,492	8,846	8,742	7,711	8,520	9,726	9,951	9,912
Van Ness	922	965	948	877	965	883	793	951	1,014	1,062
Other	551	584	325	124	279	457	326	381	440	762
Total	23,901	25,225	23,713	21,841	21,806	20,623	21,238	24,519	25,566	26,505

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	2.2	2.6	4.0	3.9	2.4	2.1	2.1	2.4	2.4	2.2
Civic Center	1.8	1.9	2.0	2.1	2.5	2.7	2.3	2.2	2.4	2.3
Financial	8.8	8.7	9.7	9.6	9.7	11.8	10.2	10.7	11.7	11.5
Mission	6.5	6.0	5.8	6.4	6.5	6.8	6.2	6.3	6.0	6.5
North Beach	2.9	2.4	2.8	3.2	3.2	3.0	3.1	3.0	2.8	3.0
North Central	14.3	15.2	13.7	13.9	13.2	14.0	13.7	13.3	13.0	12.7
Northwest	11.3	11.3	10.1	9.7	10.5	9.7	10.4	9.9	10.0	9.5
Soma	6.5	6.3	6.4	6.2	6.2	6.1	6.7	7.2	7.1	8.1
Southwest	39.6	39.3	40.0	40.5	40.1	37.4	40.1	39.7	38.9	37.4
Van Ness	3.9	3.8	4.0	4.0	4.4	4.3	3.7	3.9	4.0	4.0
Other	2.3	2.3	1.4	0.6	1.3	2.2	1.5	1.6	1.7	2.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change by C&amp;I District

C&I Districts	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1989-98
Bayview	26.0	42.5	-10.3	-38.4	-18.4	6.6	28.8	6.7	-6.1	11.4
Civic Center	12.7	-0.8	-4.6	18.4	0.7	-11.6	12.1	10.6	0.5	40.3
Financial	4.7	4.9	-9.0	0.8	15.0	-11.3	21.4	14.5	1.7	45.1
Mission	-1.7	-10.1	1.3	2.1	-1.6	-5.9	17.6	-1.2	12.9	11.0
North Beach	-12.4	10.1	5.1	-1.0	-11.4	5.4	13.4	-3.7	11.3	13.9
North Central	12.3	-15.1	-7.2	-5.0	0.6	0.7	11.7	2.2	1.2	-1.5
Northwest	6.4	-16.5	-11.4	8.3	-12.9	10.2	9.9	6.3	-2.5	-6.8
Soma	3.0	-4.0	-11.3	0.3	-7.1	13.1	23.3	2.5	18.8	38.8
Southwest	4.6	-4.2	-6.8	-1.2	-11.8	10.5	14.2	2.3	-0.4	4.6
Van Ness	4.7	-1.8	-7.5	10.0	-8.5	-10.2	19.9	6.6	4.7	15.2
Other	6.0	-44.3	-61.8	125.0	63.8	-28.7	16.9	15.5	73.2	38.3
Total	5.5	-6.0	-7.9	-0.2	-5.4	3.0	15.4	4.3	3.7	10.9

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.2.1.B**

TOTAL CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT

By Year Filed, 1989-1998

Constant Thousands of Dollars (1983=100)

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	16,518	20,615	47,116	16,197	11,760	8,288	12,416	9,362	19,208	24,490
Civic Center	17,126	45,572	51,122	32,811	44,806	55,893	19,559	25,735	38,802	40,850
Financial	144,481	250,872	243,125	179,020	150,798	157,043	144,434	208,968	211,085	376,720
Mission	49,133	28,757	23,313	14,099	17,136	28,461	26,474	18,840	51,833	67,832
North Beach	26,261	20,792	12,683	15,464	9,120	13,907	15,072	17,132	23,562	49,233
North Central	104,874	81,522	52,338	59,589	45,103	65,635	37,933	103,006	74,076	59,234
Northwest	52,317	37,890	119,441	40,863	30,639	25,631	27,784	38,807	51,860	35,520
Soma	142,524	129,708	93,204	83,890	56,845	58,409	90,119	70,094	153,192	250,542
Southwest	184,125	128,889	131,334	156,830	96,111	78,339	90,928	100,277	114,163	141,066
Van Ness	42,361	62,300	100,864	173,465	16,346	18,853	19,713	55,787	33,253	44,402
Other	54,083	54,739	33,105	24,241	13,837	93,800	25,206	23,676	24,966	105,399
Total	833,803	861,657	907,646	796,470	492,501	604,259	509,640	671,682	796,000	1,195,288

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	2.0	2.4	5.2	2.0	2.4	1.4	2.4	1.4	2.4	2.0
Civic Center	2.1	5.3	5.6	4.1	9.1	9.2	3.8	3.8	4.9	3.4
Financial	17.3	29.1	26.8	22.5	30.6	26.0	28.3	31.1	26.5	31.5
Mission	5.9	3.3	2.6	1.8	3.5	4.7	5.2	2.8	6.5	5.7
North Beach	3.1	2.4	1.4	1.9	1.9	2.3	3.0	2.6	3.0	4.1
North Central	12.6	9.5	5.8	7.5	9.2	10.9	7.4	15.3	9.3	5.0
Northwest	6.3	4.4	13.2	5.1	6.2	4.2	5.5	5.8	6.5	3.0
Soma	17.1	15.1	10.3	10.5	11.5	9.7	17.7	10.4	19.2	21.0
Southwest	22.1	15.0	14.5	19.7	19.5	13.0	17.8	14.9	14.3	11.8
Van Ness	5.1	7.2	11.1	21.8	3.3	3.1	3.9	8.3	4.2	3.7
Other	6.5	6.4	3.6	3.0	2.8	15.5	4.9	3.5	3.1	8.8
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change by C&amp;I District

C&I Districts	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1989-98
Bayview	24.8	128.6	-65.6	-27.4	-29.5	49.8	-24.6	105.2	27.5	48.3
Civic Center	166.1	12.2	-35.8	36.6	24.7	-65.0	31.6	50.8	5.3	138.5
Financial	73.6	-3.1	-26.4	-15.8	4.1	-8.0	44.7	1.0	78.5	160.7
Mission	-41.5	-18.9	-39.5	21.5	66.1	-7.0	-28.8	175.1	30.9	38.1
North Beach	-20.8	-39.0	21.9	-41.0	52.5	8.4	13.7	37.5	108.9	87.5
North Central	-22.3	-35.8	13.9	-24.3	45.5	-42.2	171.5	-28.1	-20.0	-43.5
Northwest	-27.6	215.2	-65.8	-25.0	-16.3	8.4	39.7	33.6	-31.5	-32.1
Soma	-9.0	-28.1	-10.0	-32.2	2.8	54.3	-22.2	118.6	63.5	75.8
Southwest	-30.0	1.9	19.4	-38.7	-18.5	16.1	10.3	13.8	23.6	-23.4
Van Ness	47.1	61.9	72.0	-90.6	15.3	4.6	183.0	-40.4	33.5	4.8
Other	1.2	-39.5	-26.8	-42.9	577.9	-73.1	-6.1	5.5	322.2	94.9
Total	3.3	5.3	-12.2	-38.2	22.7	-15.7	31.8	18.5	50.2	43.4

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.2.1.C****AVERAGE CONSTRUCTION COST FOR ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
By Year Filed, 1989-1998**  
Constant Thousands of Dollars (1983=100)

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	31	31	50	19	22	19	27	16	31	42
Civic Center	40	94	106	71	82	102	40	47	64	67
Financial	69	114	105	85	71	65	67	80	70	124
Mission	32	19	17	10	12	20	20	12	34	39
North Beach	38	34	19	22	13	23	23	23	33	62
North Central	31	21	16	20	16	23	13	32	22	18
Northwest	19	13	50	19	13	13	13	16	20	14
Soma	92	81	61	62	42	46	63	40	85	117
Southwest	19	13	14	18	11	10	11	10	11	14
Van Ness	46	65	106	198	17	21	25	59	33	42
Other	98	94	102	195	50	205	77	62	57	138
Citywide	35	34	38	36	23	29	24	27	31	45

Source: San Francisco Planning Department  
Department of Building Inspection

## BUILDING PERMITS FOR NEW CONSTRUCTION BY COMMERCE AND INDUSTRY DISTRICT

By Year Filed, 1989-1998

Number of Permits

TABLE 6.2.2.A

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	63	107	275	23	33	12	44	28	43	36
Civic Center	3	15	8	1	5	1	3		3	8
Financial	1	5	8	4	3	5	7	5	9	17
Mission	55	41	34	20	15	23	23	19	33	83
North Beach	10	2	5	5	3	4	6	3	7	15
North Central	21	27	24	20	15	23	19	38	40	32
Northwest	69	31	25	12	19	20	24	22	43	43
Soma	39	61	18	40	29	33	34	40	54	110
Southwest	233	235	113	112	110	119	115	115	126	184
Van Ness	10	6	5	5	4	5	4	7	13	9
Other		2	2	2	3	1			2	3
Total	504	532	517	244	239	246	279	277	373	540

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	12.5	20.1	53.2	9.4	13.8	4.9	15.8	10.1	11.5	6.7
Civic Center	0.6	2.8	1.5	0.4	2.1	0.4	1.1	0.0	0.8	1.5
Financial	0.2	0.9	1.5	1.6	1.3	2.0	2.5	1.8	2.4	3.1
Mission	10.9	7.7	6.6	8.2	6.3	9.3	8.2	6.9	8.8	15.4
North Beach	2.0	0.4	1.0	2.0	1.3	1.6	2.2	1.1	1.9	2.8
North Central	4.2	5.1	4.6	8.2	6.3	9.3	6.8	13.7	10.7	5.9
Northwest	13.7	5.8	4.8	4.9	7.9	8.1	8.6	7.9	11.5	8.0
Soma	7.7	11.5	3.5	16.4	12.1	13.4	12.2	14.4	14.5	20.4
Southwest	46.2	44.2	21.9	45.9	46.0	48.4	41.2	41.5	33.8	34.1
Van Ness	2.0	1.1	1.0	2.0	1.7	2.0	1.4	2.5	3.5	1.7
Other	0.0	0.4	0.4	0.8	1.3	0.4	0.0	0.0	0.5	0.6
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change by C&amp;I District

C&I Districts	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1989-98
Bayview	69.8	157.0	-91.6	43.5	-63.6	266.7	-36.4	53.6	-16.3	-42.9
Civic Center	400.0	-46.7	-87.5	400.0	-80.0	200.0	-100.0		166.7	166.7
Financial	400.0	60.0	-50.0	-25.0	66.7	40.0	-28.6	80.0	88.9	1600.0
Mission	-25.5	-17.1	-41.2	-25.0	53.3	0.0	-17.4	73.7	151.5	50.9
North Beach	-80.0	150.0	0.0	-40.0	33.3	50.0	-50.0	133.3	114.3	50.0
North Central	28.6	-11.1	-16.7	-25.0	53.3	-17.4	100.0	5.3	-20.0	52.4
Northwest	-55.1	-19.4	-52.0	58.3	5.3	20.0	-8.3	95.5	0.0	-37.7
Soma	56.4	-70.5	122.2	-27.5	13.8	3.0	17.6	35.0	103.7	182.1
Southwest	0.9	-51.9	-0.9	-1.8	8.2	-3.4	0.0	9.6	46.0	-21.0
Van Ness	-40.0	-16.7	0.0	-20.0	25.0	-20.0	75.0	85.7	-30.8	-10.0
Other	200.0	0.0	0.0	50.0	-66.7	-100.0	0.0	200.0	50.0	300.0
Total	5.6	-2.8	-52.8	-2.0	2.9	13.4	-0.7	34.7	44.8	7.1

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.2.2.B**
**TOTAL CONSTRUCTION COST OF NEW CONSTRUCTION BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT, By Year Filed, 1989-1998**  
Constant Thousands of Dollars (1983=100)

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	10,444	13,332	38,998	10,477	8,379	3,573	8,161	4,299	13,361	20,572
Civic Center	1,765	2,362	26,529	7,131	8,328	31,679	471	0	20,262	17,564
Financial	9	95,783	62,260	48,958	1,181	4,446	16,749	46,778	47,559	167,911
Mission	18,311	9,132	10,678	3,614	5,557	15,345	8,728	6,018	10,665	53,338
North Beach	13,764	3,971	1,763	3,284	669	1,947	2,982	1,465	2,565	27,564
North Central	52,496	20,570	11,317	24,758	13,990	9,660	6,004	69,127	37,466	12,492
Northwest	25,311	9,273	7,947	3,459	5,955	5,950	7,491	12,887	25,498	11,749
Soma	97,035	71,388	44,718	30,871	20,784	20,666	35,625	17,286	96,097	161,410
Southwest	107,291	52,200	43,167	79,740	29,462	20,521	27,066	24,168	35,050	60,169
Van Ness	16,995	42,784	84,078	54,605	4,057	1,637	2,305	15,867	11,937	21,897
Other	0	16,082	10,479	4,836	3,970	33,443	0	0	1,298	11,892
Total	343,419	336,877	341,935	271,732	102,332	148,867	115,584	197,895	301,758	566,557

## Annual Percentage Distribution by C&amp;I District

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	3.0	4.0	11.4	3.9	8.2	2.4	7.1	2.2	4.4	3.6
Civic Center	0.5	0.7	7.8	2.6	8.1	21.3	0.4	0.0	6.7	3.1
Financial	0.0	28.4	18.2	18.0	1.2	3.0	14.5	23.6	15.8	29.6
Mission	5.3	2.7	3.1	1.3	5.4	10.3	7.6	3.0	3.5	9.4
North Beach	4.0	1.2	0.5	1.2	0.7	1.3	2.6	0.7	0.9	4.9
North Central	15.3	6.1	3.3	9.1	13.7	6.5	5.2	34.9	12.4	2.2
Northwest	7.4	2.8	2.3	1.3	5.8	4.0	6.5	6.5	8.4	2.1
Soma	28.3	21.2	13.1	11.4	20.3	13.9	30.8	8.7	31.8	28.5
Southwest	31.2	15.5	12.6	29.3	28.8	13.8	23.4	12.2	11.6	10.6
Van Ness	4.9	12.7	24.6	20.1	4.0	1.1	2.0	8.0	4.0	3.9
Other	0.0	4.8	3.1	1.8	3.9	22.5	0.0	0.0	0.4	2.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

## Percentage Change by C&amp;I District

C&I Districts	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1989-98
Bayview	27.7	192.5	-73.1	-20.0	-57.4	128.4	-47.3	210.8	54.0	97.0
Civic Center	33.8	1023.0	-73.1	16.8	280.4	-98.5	-100.0		-13.3	895.1
Financial	-35.0	-21.4	-97.6	276.3	276.7	179.3	1.7	253.1	1964462.8	
Mission	-50.1	16.9	-66.2	53.8	176.2	-43.1	-31.1	77.2	400.1	191.3
North Beach	-71.2	-55.6	86.3	-79.6	190.9	53.2	-50.9	75.1	974.4	100.3
North Central	-60.8	-45.0	118.8	-43.5	-30.9	-37.8	1051.3	-45.8	-66.7	-76.2
Northwest	-63.4	-14.3	-56.5	72.1	-0.1	25.9	72.0	97.9	-53.9	-53.6
Soma	-26.4	-37.4	-31.0	-32.7	-0.6	72.4	-51.5	455.9	68.0	66.3
Southwest	-51.3	-17.3	84.7	-63.1	-30.3	31.9	-10.7	45.0	71.7	-43.9
Van Ness	151.8	96.5	-35.1	-92.6	-59.6	40.8	588.3	-24.8	83.4	28.8
Other	-34.8	-53.9	-17.9	742.4	-100.0				816.3	
Total	-1.9	1.5	-20.5	-62.3	45.5	-22.4	71.2	52.5	87.8	65.0

Source San Francisco Planning Department  
Department of Building Inspection

**TABLES 6.2.2.C**

AVERAGE CONSTRUCTION COST OF NEW CONSTRUCTION PERMITS BY COMMERCE AND INDUSTRY DISTRICT

By Year Filed, 1989-1998

Constant Thousands of Dollars (1983=100)

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	166	125	142	456	254	298	185	154	311	560
Civic Center	588	157	3,316	7,131	1,666	31,679	157	0	6,754	2,150
Financial	9	19,157	7,783	12,240	394	889	2,393	9,356	5,284	9,671
Mission	333	223	314	181	370	667	379	317	323	629
North Beach	1,376	1,985	353	657	223	487	497	488	366	1,799
North Central	2,500	762	472	1,238	933	420	316	1,819	937	382
Northwest	367	299	318	288	313	297	312	586	593	268
Soma	2,488	1,170	2,484	772	717	626	1,048	432	1,780	1,437
Southwest	460	222	382	712	268	172	235	210	278	320
Van Ness	1,699	7,131	16,816	10,921	1,014	327	576	2,267	918	2,382
Other	0	8,041	5,240	2,418	1,323	33,443	0	0	649	3,881
Citywide	681	633	661	1,114	428	605	414	714	809	1,049

Source San Francisco Planning Department  
Department of Building Inspection

**TABLES 6.2.3.A**
**PERMIT APPLICATIONS FOR ALTERATIONS AND DEMOLITIONS BY COMMERCE AND INDUSTRY DISTRICT**

1989-1998

Number of Permits

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	463	544	652	557	482	404	397	544	568	518
Civic Center	428	468	464	459	534	541	481	536	594	581
Financial	2,076	2,177	2,292	2,087	2,105	2,423	2,135	2,586	2,972	2,987
Mission	1,488	1,455	1,297	1,343	1,371	1,348	1,246	1,482	1,445	1,583
North Beach	672	599	652	677	679	600	625	718	684	750
North Central	3,380	3,769	3,184	2,940	2,800	2,807	2,825	3,132	3,179	3,210
Northwest	2,619	2,800	2,292	2,053	2,196	1,927	2,118	2,331	2,419	2,357
Soma	1,500	1,511	1,485	1,296	1,283	1,191	1,344	1,669	1,702	1,955
Southwest	9,233	9,566	9,161	8,522	8,443	7,351	8,193	9,329	9,565	9,390
Van Ness	902	948	920	856	937	856	774	922	988	1,030
Other	548	573	318	122	275	452	314	376	435	750
Total	23,309	24,410	22,717	20,912	21,105	19,900	20,452	23,625	24,551	25,111

**Annual Percentage Distribution by C&I District**

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	2.0	2.2	2.9	2.7	2.3	2.0	1.9	2.3	2.3	2.1
Civic Center	1.8	1.9	2.0	2.2	2.5	2.7	2.4	2.3	2.4	2.3
Financial	8.9	8.9	10.1	10.0	10.0	12.2	10.4	10.9	12.1	11.9
Mission	6.4	6.0	5.7	6.4	6.5	6.8	6.1	6.3	5.9	6.3
North Beach	2.9	2.5	2.9	3.2	3.2	3.0	3.1	3.0	2.8	3.0
North Central	14.5	15.4	14.0	14.1	13.3	14.1	13.8	13.3	12.9	12.8
Northwest	11.2	11.5	10.1	9.8	10.4	9.7	10.4	9.9	9.9	9.4
Soma	6.4	6.2	6.5	6.2	6.1	6.0	6.6	7.1	6.9	7.8
Southwest	39.6	39.2	40.3	40.8	40.0	36.9	40.1	39.5	39.0	37.4
Van Ness	3.9	3.9	4.0	4.1	4.4	4.3	3.8	3.9	4.0	4.1
Other	2.4	2.3	1.4	0.6	1.3	2.3	1.5	1.6	1.8	3.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change by C&I District**

C&I Districts	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1989-98
Bayview	17.5	19.9	-14.6	-13.5	-16.2	-1.7	37.0	4.4	-8.8	11.9
Civic Center	9.3	-0.9	-1.1	16.3	1.3	-11.1	11.4		-2.2	35.7
Financial	4.9	5.3	-8.9	0.9	15.1	-11.9	21.1	14.9	0.5	43.9
Mission	-2.2	-10.9	3.5	2.1	-1.7	-7.6	18.9	-2.5	9.6	6.4
North Beach	-10.9	8.8	3.8	0.3	-11.6	4.2	14.9	-4.7	9.6	11.6
North Central	11.5	-15.5	-7.7	-4.8	0.3	0.6	10.9	1.5	1.0	-5.0
Northwest	6.9	-18.1	-10.4	7.0	-12.2	9.9	10.1	3.8	-2.6	-10.0
Soma	0.7	-1.7	-12.7	-1.0	-7.2	12.8	24.2	2.0	14.9	30.3
Southwest	3.6	-4.2	-7.0	-0.9	-12.9	11.5	13.9	2.5	-1.8	1.7
Van Ness	5.1	-3.0	-7.0	9.5	-8.6	-9.6	19.1	7.2	4.3	14.2
Other	4.6	-44.5	-61.6	125.4	64.4	-30.5	19.7	15.7	72.4	36.9
Total	4.7	-6.9	-7.9	0.9	-5.7	2.8	15.5	3.9	2.3	7.7

 Source: San Francisco Planning Department  
 Department of Building Inspection

**TABLES 6.2.3.B**
**TOTAL CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY COMMERCE AND INDUSTRY DISTRICT  
By Year Filed, 1989-1998**  
 Constant Thousands of Dollars (1983=100)

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	6,066	7,048	7,898	5,482	3,381	4,716	4,256	4,882	5,846	4,314
Civic Center	15,361	43,210	24,593	25,680	36,478	22,467	19,088	25,735	18,540	23,652
Financial	144,472	155,021	180,865	130,058	149,611	152,597	127,683	162,070	163,520	210,571
Mission	30,809	19,622	12,635	10,486	11,579	13,064	17,727	12,775	41,097	15,605
North Beach	12,429	16,804	10,887	12,168	8,451	11,927	12,090	15,666	20,997	22,240
North Central	52,378	60,916	40,993	34,752	31,113	55,929	31,911	33,734	36,503	46,586
Northwest	27,006	28,617	111,462	37,403	24,596	19,581	20,293	25,881	22,565	23,958
Soma	45,488	58,287	48,485	53,019	35,990	37,743	54,454	52,706	57,095	92,083
Southwest	74,717	76,329	87,450	76,153	64,609	57,684	63,469	73,608	77,883	81,831
Van Ness	25,367	19,515	16,785	118,314	12,289	17,216	17,302	39,920	20,530	22,943
Other	54,083	38,656	22,626	19,405	9,844	60,357	25,127	23,676	23,668	93,754
Total	488,177	524,024	564,680	522,920	387,940	453,281	393,398	470,653	488,245	637,537

**Annual Percentage Distribution by C&I District**

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	1.2	1.3	1.4	1.0	0.9	1.0	1.1	1.0	1.2	0.7
Civic Center	3.1	8.2	4.4	4.9	9.4	5.0	4.9	5.5	3.8	3.7
Financial	29.6	29.6	32.0	24.9	38.6	33.7	32.5	34.4	33.5	33.0
Mission	6.3	3.7	2.2	2.0	3.0	2.9	4.5	2.7	8.4	2.4
North Beach	2.5	3.2	1.9	2.3	2.2	2.6	3.1	3.3	4.3	3.5
North Central	10.7	11.6	7.3	6.6	8.0	12.3	8.1	7.2	7.5	7.3
Northwest	5.5	5.5	19.7	7.2	6.3	4.3	5.2	5.5	4.6	3.8
Soma	9.3	11.1	8.6	10.1	9.3	8.3	13.8	11.2	11.7	14.4
Southwest	15.3	14.6	15.5	14.6	16.7	12.7	16.1	15.6	16.0	12.8
Van Ness	5.2	3.7	3.0	22.6	3.2	3.8	4.4	8.5	4.2	3.6
Other	11.1	7.4	4.0	3.7	2.5	13.3	6.4	5.0	4.8	14.7
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

**Percentage Change by C&I District**

C&I Districts	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1989-98
Bayview	16.2	12.1	-30.6	-38.3	39.5	-9.8	14.7	19.8	-26.2	-28.9
Civic Center	181.3	-43.1	4.4	42.0	-38.4	-15.0	34.8		27.6	54.0
Financial	7.3	16.7	-28.1	15.0	2.0	-16.3	26.9	0.9	28.8	45.8
Mission	-36.3	-35.6	-17.0	10.4	12.8	35.7	-27.9	221.7	-62.0	-49.3
North Beach	35.2	-35.2	11.8	-30.5	41.1	1.4	29.6	34.0	5.9	78.9
North Central	16.3	-32.7	-15.2	-10.5	79.8	-42.9	5.7	8.2	27.6	-11.1
Northwest	6.0	289.5	-66.4	-34.2	-20.4	3.6	27.5	-12.8	6.2	-11.3
Soma	28.1	-16.8	9.3	-32.1	4.9	44.3	-3.2	8.3	61.3	102.4
Southwest	2.2	14.6	-12.9	-15.2	-10.7	10.0	16.0	5.8	5.1	9.5
Van Ness	-23.1	-14.0	604.9	-89.6	40.1	0.5	130.7	-48.6	11.8	-9.6
Other	-28.5	-41.5	-14.2	-49.3	513.2	-58.4	-5.8	0.0	296.1	73.4
Total	7.3	7.8	-7.4	-25.8	16.8	-13.2	19.6	3.7	30.6	30.6

Source: San Francisco Planning Department  
 Department of Building Inspection

**TABLES 6.2.3.C****AVERAGE CONSTRUCTION COST OF ALTERATION AND DEMOLITION PERMITS BY  
COMMERCE AND INDUSTRY DISTRICT**

By Year Filed, 1989-1998

Constant Thousands of Dollars (1983=100)

C&I Districts	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	13	13	12	10	7	12	11	9	10	8
Civic Center	36	92	53	56	68	42	40	48	31	41
Financial	70	71	79	62	71	63	60	63	55	70
Mission	21	13	10	8	8	10	14	9	28	10
North Beach	18	28	17	18	12	20	19	22	31	30
North Central	15	16	13	12	11	20	11	11	11	15
Northwest	10	10	49	18	11	10	10	11	9	10
Soma	30	39	33	41	28	32	41	32	34	47
Southwest	8	8	10	9	8	8	8	8	8	9
Van Ness	28	21	18	138	13	20	22	43	21	22
Other	99	67	71	159	36	134	80	63	54	125
Total	21	21	25	25	18	23	19	20	20	25

Source San Francisco Planning Department  
Department of Building Inspection

**ALL PERMIT APPLICATIONS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY  
1998**

**TABLE 6.3.1.A**

**Number of Permits**

Land Use	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
Bayview	45	35	55	16	0	421	10	582
Civic Center	149	140	8	47	46	215	0	605
Financial	2,289	390	18	36	54	259	3	3,049
Mission	90	124	25	37	3	1,440	0	1,719
North Beach	104	151	5	17	12	497	1	787
North Central	113	217	13	84	5	2,924	3	3,359
Northwest	37	94	4	39	2	2,327	2	2,505
SOMA	623	374	109	61	30	937	8	2,142
Southwest	176	477	27	119	2	9,074	14	9,889
Van Ness	70	134	2	42	23	788	2	1,061
<b>TOTAL</b>	<b>3,696</b>	<b>2,136</b>	<b>266</b>	<b>498</b>	<b>177</b>	<b>18,882</b>	<b>43</b>	<b>25,698</b>

**Percentage Distribution by Land Use Activity and C&I District**

Land Use	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
Bayview	1.2	1.6	20.7	3.2	0.0	2.2	23.3	2.3
Civic Center	4.0	6.6	3.0	9.4	26.0	1.1	0.0	2.4
Financial	61.9	18.3	6.8	7.2	30.5	1.4	7.0	11.9
Mission	2.4	5.8	9.4	7.4	1.7	7.6	0.0	6.7
North Beach	2.8	7.1	1.9	3.4	6.8	2.6	2.3	3.1
North Central	3.1	10.2	4.9	16.9	2.8	15.5	7.0	13.1
Northwest	1.0	4.4	1.5	7.8	1.1	12.3	4.7	9.7
SOMA	16.9	17.5	41.0	12.2	16.9	5.0	18.6	8.3
Southwest	4.8	22.3	10.2	23.9	1.1	48.1	32.6	38.5
Van Ness	1.9	6.3	0.8	8.4	13.0	4.2	4.7	4.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Distribution by C&I District and Land Use Activity**

Land Use	Cultural/ Institutional							TOTAL
	Office	Retail	Industrial	Institutional	Hotel	Residential	Other	
Bayview	7.7	6.0	9.5	2.7	0.0	72.3	1.7	100.0
Civic Center	24.6	23.1	1.3	7.8	7.6	35.5	0.0	100.0
Financial	75.1	12.8	0.6	1.2	1.8	8.5	0.1	100.0
Mission	5.2	7.2	1.5	2.2	0.2	83.8	0.0	100.0
North Beach	13.2	19.2	0.6	2.2	1.5	63.2	0.1	100.0
North Central	3.4	6.5	0.4	2.5	0.1	87.0	0.1	100.0
Northwest	1.5	3.8	0.2	1.6	0.1	92.9	0.1	100.0
SOMA	29.1	17.5	5.1	2.8	1.4	43.7	0.4	100.0
Southwest	1.8	4.8	0.3	1.2	0.0	91.8	0.1	100.0
Van Ness	6.6	12.6	0.2	4.0	2.2	74.3	0.2	100.0
<b>TOTAL</b>	<b>14.4</b>	<b>8.3</b>	<b>1.0</b>	<b>1.9</b>	<b>0.7</b>	<b>73.5</b>	<b>0.2</b>	<b>100.0</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.3.1.B**

**TOTAL CONSTRUCTION COST OF ALL PERMITS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 1998**

Land Use	Constant 1998 Thousands of Dollars							
	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	1,577	556	8,175	6,281	0	18,619	50	35,259
Civic Center	6,980	5,489	530	4,681	10,388	30,715	0	58,782
Financial	324,748	41,211	877	7,285	43,167	121,839	3,340	542,467
Mission	5,239	2,362	543	2,772	321	86,297	0	97,534
North Beach	9,803	28,998	361	1,588	2,770	27,356	5	70,880
North Central	3,960	6,161	229	7,116	51	67,154	600	85,272
North West	2,928	1,549	48	1,109	67	44,625	820	51,146
SOMA	979,196	45,856	3,827	15,135	1,741	235,683	633	1,282,071
South West	8,790	14,817	3,979	12,969	18	161,044	1,176	202,792
Van Ness	2,002	6,494	4	4,045	25,171	26,098	26	63,839
<b>TOTAL</b>	<b>1,345,222</b>	<b>153,493</b>	<b>18,573</b>	<b>62,982</b>	<b>83,693</b>	<b>819,430</b>	<b>6,649</b>	<b>2,490,042</b>

#### Percentage Distribution by Land Use Activity and C&I District

Land Use	Cultural/ Institutional							
	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	0.1	0.4	44.0	10.0	0.0	2.3	0.8	1.4
Civic Center	0.5	3.6	2.9	7.4	12.4	3.7	0.0	2.4
Financial	24.1	26.8	4.7	11.6	51.6	14.9	50.2	21.8
Mission	0.4	1.5	2.9	4.4	0.4	10.5	0.0	3.9
North Beach	0.7	18.9	1.9	2.5	3.3	3.3	0.1	2.8
North Central	0.3	4.0	1.2	11.3	0.1	8.2	9.0	3.4
North West	0.2	1.0	0.3	1.8	0.1	5.4	12.3	2.1
SOMA	72.8	29.9	20.6	24.0	2.1	28.8	9.5	51.5
South West	0.7	9.7	21.4	20.6	0.0	19.7	17.7	8.1
Van Ness	0.1	4.2	0.0	6.4	30.1	3.2	0.4	2.6
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

#### Percentage Distribution by C&I District and Land Use Activity

Land Use	Cultural/ Institutional							
	Office	Retail	Industrial	Cultural/ Institutional	Hotel	Residential	Other	TOTAL
Bay View	4.5	1.6	23.2	17.8	0.0	52.8	0.1	100.0
Civic Center	11.9	9.3	0.9	8.0	17.7	52.3	0.0	100.0
Financial	59.9	7.6	0.2	1.3	8.0	22.5	0.6	100.0
Mission	5.4	2.4	0.6	2.8	0.3	88.5	0.0	100.0
North Beach	13.8	40.9	0.5	2.2	3.9	38.6	0.0	100.0
North Central	4.6	7.2	0.3	8.3	0.1	78.8	0.7	100.0
North West	5.7	3.0	0.1	2.2	0.1	87.3	1.6	100.0
SOMA	76.4	3.6	0.3	1.2	0.1	18.4	0.0	100.0
South West	4.3	7.3	2.0	6.4	0.0	79.4	0.6	100.0
Van Ness	3.1	10.2	0.0	6.3	39.4	40.9	0.0	100.0
<b>TOTAL</b>	<b>54.0</b>	<b>6.2</b>	<b>0.7</b>	<b>2.5</b>	<b>3.4</b>	<b>32.9</b>	<b>0.3</b>	<b>100.0</b>

Source: San Francisco Planning Department  
Department of Building Inspection

**TABLE 6.3.1.C**

AVERAGE CONSTRUCTION COST OF ALL PERMITS FILED BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY, 1998

Constant 1998 Thousands of Dollars

C&I District	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998
Bayview	25	12	23	14	7	13	20	21	12	16
Civic Center	54	39	56	55	88	79	249	63	75	101
Financial	102	118	148	102	86	117	118	133	99	119
Mission	11	10	27	16	11	9	12	16	72	16
North Beach	23	32	18	40	28	24	27	36	28	40
North Central	16	15	18	18	13	13	17	20	19	19
Northwest	12	18	14	16	17	142	15	12	19	14
SOMA	24	45	45	64	41	46	45	26	43	38
Southwest	8	8	8	9	10	10	10	9	11	11
Van Ness	19	15	24	53	15	42	42	59	28	238
TOTAL	23	23	30	30	23	40	37	29	31	35

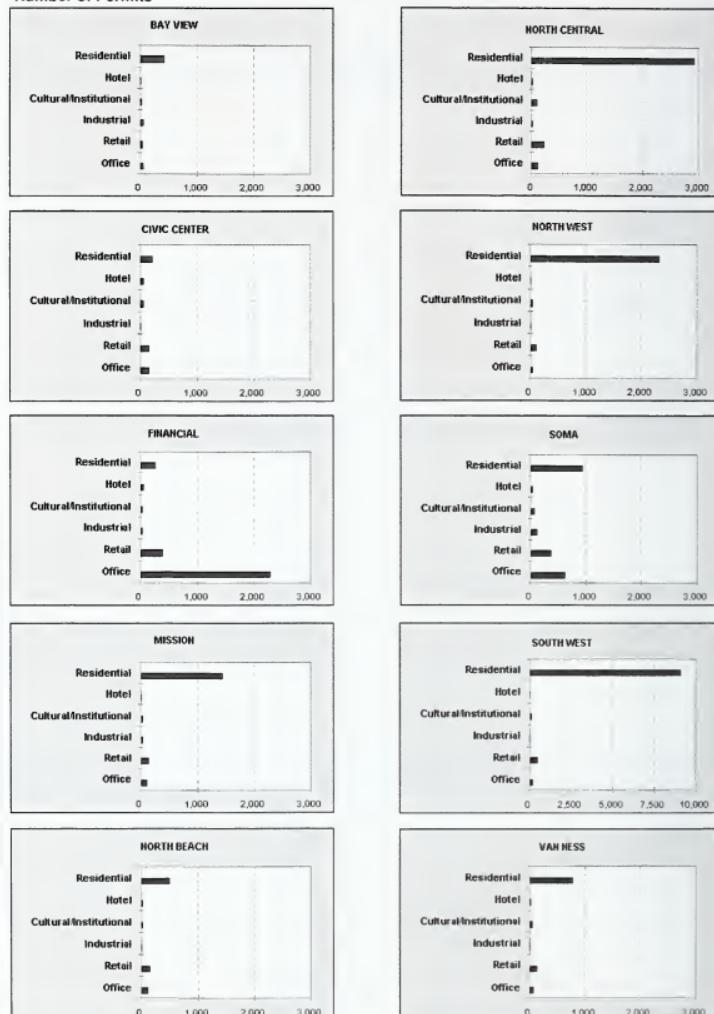
Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPHS 6.3.1.A

### ALL PERMIT APPLICATIONS FILED BY COMMERCE AND INDUSTRY DISTRICT AND BY LAND USE ACTIVITY

1998

#### Number of Permits

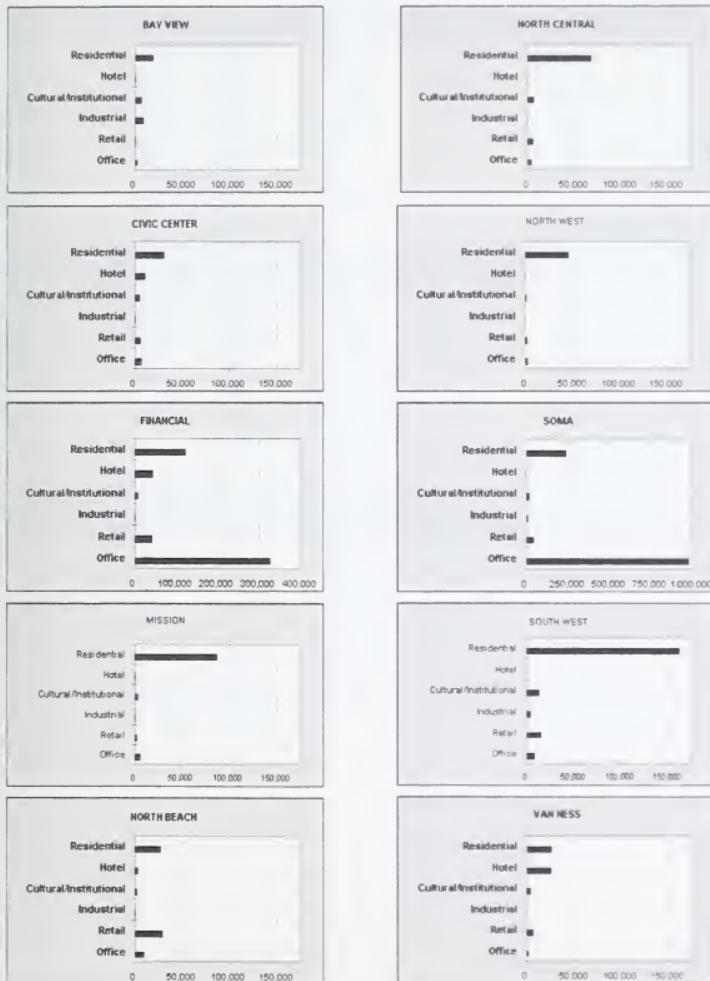


Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST OF ALL PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND LAND USE ACTIVITY**

1998

Constant 1998 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

**GRAPHS 6.3.1.B.**

**TABLE 6.4.1.A**
**ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS  
1998**
**Number of Permits**

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	2,723	70	834	282	3,909
Retail	1,330	49	566	292	2,237
Industrial	173	7	41	68	289
Cultural/Institutional	358	9	97	97	561
Hotel	132	2	23	36	193
Residential	11,359	439	5,494	1,932	19,224
Other	40	0	2	3	45
<b>TOTAL</b>	<b>16,115</b>	<b>576</b>	<b>7,057</b>	<b>2,710</b>	<b>26,458</b>

**Percentage Distribution by Permit Status**

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	69.7	1.8	21.3	7.2	100.0
Retail	59.5	2.2	25.3	13.1	100.0
Industrial	59.9	2.4	14.2	23.5	100.0
Cultural/Institutional	63.8	1.6	17.3	17.3	100.0
Hotel	68.4	1.0	11.9	18.7	100.0
Residential	59.1	2.3	28.6	10.0	100.0
Other	88.9	0.0	4.4	6.7	100.0
<b>TOTAL</b>	<b>60.9</b>	<b>2.2</b>	<b>26.7</b>	<b>10.2</b>	<b>100.0</b>

**Percentage Distribution by Land Use Activity**

Land Use	Approved	Canceled	Completed	Other	TOTAL
Office	16.9	12.2	11.8	10.4	14.8
Retail	8.3	8.5	8.0	10.8	8.5
Industrial	1.1	1.2	0.6	2.5	1.1
Cultural/Institutional	2.2	1.6	1.4	3.6	2.1
Hotel	0.8	0.3	0.3	1.3	0.7
Residential	70.5	76.2	77.9	71.3	72.7
Other	0.2	0.0	0.0	0.1	0.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY AND PERMIT STATUS**

1998

Constant 1998 Thousands of Dollars

Land Use	Approved	Canceled	Completed	Other	TOTAL
Cultural/Institutional	1,130,662	3,558	43,402	268,943	1,446,566
	Office	80,106	896	9,143	78,524
	Retail	14,024	40	1,455	6,492
	Industrial	29,034	46	2,411	35,764
	Hotel	39,443	50	165	66,484
	Residential	341,548	32,349	38,380	412,029
	Other	5,649	0	9	1,185
<b>TOTAL</b>	<b>1,640,466</b>	<b>36,939</b>	<b>94,965</b>	<b>869,421</b>	<b>2,641,792</b>

**Percentage Distribution by Permit Status**

Land Use	Approved	Canceled	Completed	Other	TOTAL
Cultural/Institutional	78.2	0.2	3.0	18.6	100.0
	Office	47.5	0.5	5.4	46.6
	Retail	63.7	0.2	6.6	29.5
	Industrial	43.2	0.1	3.6	53.2
	Hotel	37.2	0.0	0.2	62.6
	Residential	41.4	3.9	4.7	50.0
	Other	82.6	0.0	0.1	17.3
<b>TOTAL</b>	<b>62.1</b>	<b>1.4</b>	<b>3.6</b>	<b>32.9</b>	<b>100.0</b>

**Percentage Distribution by Land Use Activity**

Land Use	Approved	Canceled	Completed	Other	TOTAL
Cultural/Institutional	68.9	9.6	45.7	30.9	54.8
	Office	4.9	2.4	9.6	9.0
	Retail	0.9	0.1	1.5	0.7
	Industrial	1.8	0.1	2.5	4.1
	Hotel	2.4	0.1	0.2	7.6
	Residential	20.8	87.6	40.4	47.4
	Other	0.3	0.0	0.0	0.1
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**TABLE 6.4.1.B**

Note: "Other" represents those permits still in the pipeline  
 Source: San Francisco Planning Department  
 Department of Building Inspection

**TABLE 6.4.1.C**

**AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE  
ACTIVITY BY PERMIT STATUS  
1998**  
**Constant 1998 Thousands of Dollars**

Land Use	Approved	Canceled	Completed	Other *	TOTAL
Office	415	51	52	954	370
Retail	60	18	16	269	75
Industrial	81	6	35	95	76
Cultural/Institutional	81	5	25	369	120
Hotel	299	25	7	1,847	550
Residential	30	74	7	213	43
Other	141	0	4	395	152
<b>TOTAL</b>	<b>102</b>	<b>64</b>	<b>13</b>	<b>321</b>	<b>100</b>

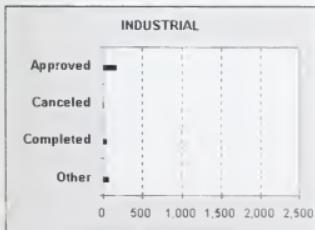
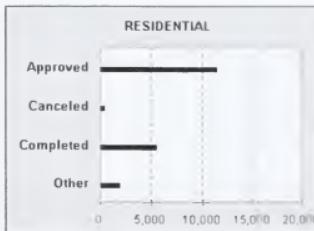
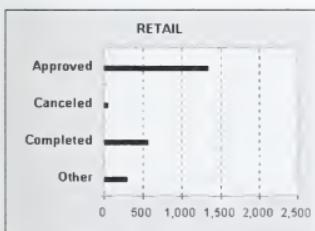
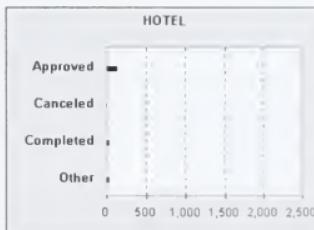
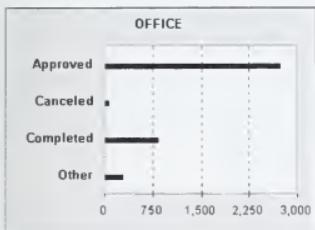
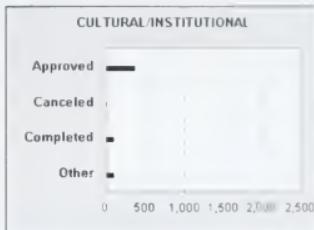
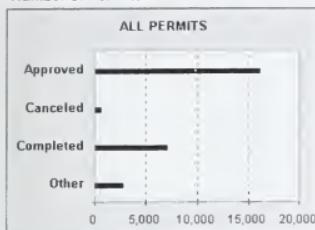
Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department  
Department of Building Inspection

ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS  
1998

GRAPHS 6.4.1.A

Number of Permits

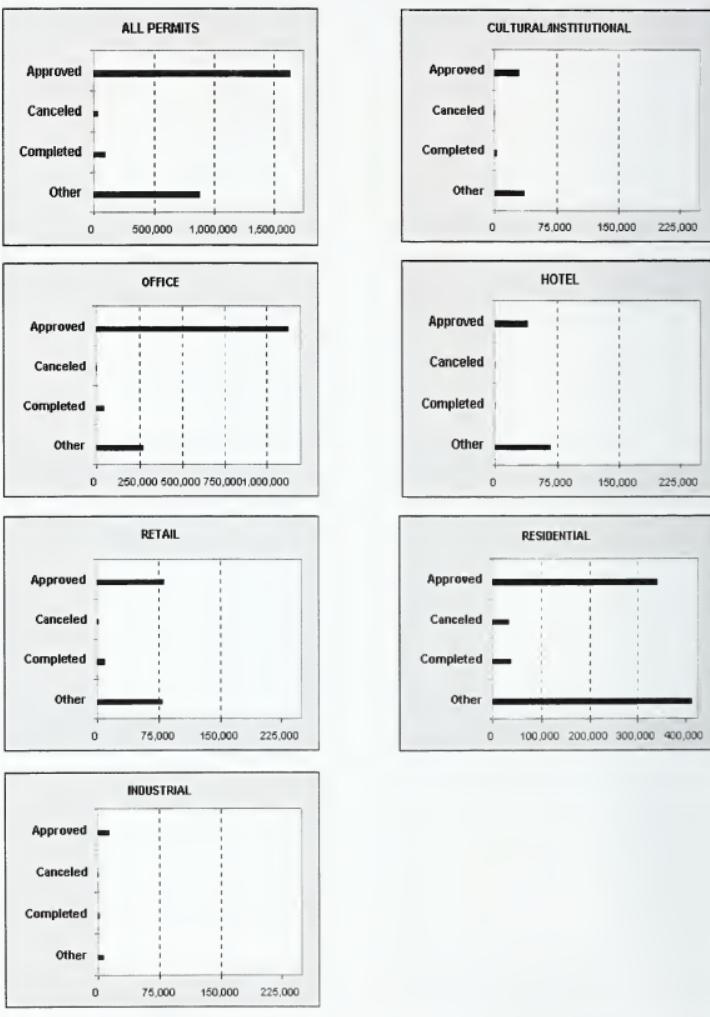


Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPHS 6.4.1.B

### TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY LAND USE ACTIVITY BY PERMIT STATUS 1998

Constant 1998 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND  
PERMIT STATUS

1998

**Number of Permits**

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	323	48	127	89	587
Civic Center	395	7	0	63	465
Financial	2,051	53	693	253	3,050
Mission	1,024	0	428	221	1,673
North Beach	456	0	231	84	771
North Central	2,172	0	819	312	3,303
Northwest	1,443	0	789	248	2,480
SOMA	1,384	49	407	306	2,146
Southwest	5,740	225	3,030	917	9,912
Van Ness	656	22	259	125	1,062
<b>TOTAL</b>	<b>15,644</b>	<b>404</b>	<b>6,783</b>	<b>2,618</b>	<b>25,449</b>

**Percentage Distribution by C&I District**

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	2.1	11.9	1.9	3.4	2.3
Civic Center	2.5	1.7	0.0	2.4	1.8
Financial	13.1	13.1	10.2	9.7	12.0
Mission	6.5	0.0	6.3	8.4	6.6
North Beach	2.9	0.0	3.4	3.2	3.0
North Central	13.9	0.0	12.1	11.9	13.0
Northwest	9.2	0.0	11.6	9.5	9.7
SOMA	8.8	12.1	6.0	11.7	8.4
Southwest	36.7	55.7	44.7	35.0	38.9
Van Ness	4.2	5.4	3.8	4.8	4.2
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Percentage Distribution by Permit Status**

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	55.0	8.2	21.6	15.2	100.0
Civic Center	84.9	1.5	0.0	13.5	100.0
Financial	67.2	1.7	22.7	8.3	100.0
Mission	61.2	0.0	25.6	13.2	100.0
North Beach	59.1	0.0	30.0	10.9	100.0
North Central	65.8	0.0	24.8	9.4	100.0
Northwest	58.2	0.0	31.8	10.0	100.0
SOMA	64.5	2.3	19.0	14.3	100.0
Southwest	57.9	2.3	30.6	9.3	100.0
Van Ness	61.8	2.1	24.4	11.8	100.0
<b>TOTAL</b>	<b>61.5</b>	<b>1.6</b>	<b>26.7</b>	<b>10.3</b>	<b>100.0</b>

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department  
Department of Building Inspection

TABLE 6.4.2.A

TABLE 6.4.2.B

## TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY PERMIT STATUS

1998

Constant 1998 Thousands of Dollars

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	8,017	242	916	26,092	35,266
Civic Center	25,777	52	0	30,018	55,847
Financial	195,287	3,917	37,413	305,860	542,477
Mission	24,058	0	2,477	47,011	73,545
North Beach	30,671	0	5,989	34,131	70,791
North Central	42,612	0	6,913	35,133	84,658
Northwest	20,951	0	6,113	23,818	50,881
SOMA	1,146,896	5,020	5,886	124,286	1,282,087
Southwest	80,691	1,780	20,215	100,449	203,135
Van Ness	42,558	680	3,718	16,983	63,939
<b>TOTAL</b>	<b>1,617,518</b>	<b>11,689</b>	<b>89,638</b>	<b>743,780</b>	<b>2,462,626</b>

## Percentage Distribution by C&amp;I District

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	0.5	2.1	1.0	3.5	1.4
Civic Center	1.6	0.4	0.0	4.0	2.3
Financial	12.1	33.5	41.7	41.1	22.0
Mission	1.5	0.0	2.8	6.3	3.0
North Beach	1.9	0.0	6.7	4.6	2.9
North Central	2.6	0.0	7.7	4.7	3.4
Northwest	1.3	0.0	6.8	3.2	2.1
SOMA	70.9	42.9	6.6	16.7	52.1
Southwest	5.0	15.2	22.6	13.5	8.2
Van Ness	2.6	5.8	4.1	2.3	2.6
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

## Percentage Distribution by Permit Status

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	22.7	0.7	2.6	74.0	100.0
Civic Center	46.2	0.1	0.0	53.8	100.0
Financial	36.0	0.7	6.9	56.4	100.0
Mission	32.7	0.0	3.4	63.9	100.0
North Beach	43.3	0.0	8.5	48.2	100.0
North Central	50.3	0.0	8.2	41.5	100.0
Northwest	41.2	0.0	12.0	46.8	100.0
SOMA	89.5	0.4	0.5	9.7	100.0
Southwest	39.7	0.9	10.0	49.4	100.0
Van Ness	66.6	1.1	5.8	26.6	100.0
<b>TOTAL</b>	<b>65.7</b>	<b>0.5</b>	<b>3.6</b>	<b>30.2</b>	<b>100.0</b>

Note: "Other" represents those permits still in the pipeline.

Source: San Francisco Planning Department  
Department of Building Inspection

AVERAGE CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT BY PERMIT STATUS

1998

Constant 1998 Thousands of Dollars

C&I Districts	Approved	Canceled	Completed	Other	TOTAL
Bayview	25	5	7	293	60
Civic Center	65	7	0	476	120
Financial	95	74	54	1,209	178
Mission	23	0	6	213	44
North Beach	67	0	26	406	92
North Central	20	0	8	113	26
Northwest	15	0	8	96	21
SOMA	829	102	14	406	597
Southwest	14	8	7	110	20
Van Ness	65	31	14	136	60
<b>TOTAL</b>	<b>103</b>	<b>29</b>	<b>13</b>	<b>284</b>	<b>97</b>

TABLE 6.4.2.C

## GRAPHS 6.4.2.A

### ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICTS AND PERMIT STATUS 1998

#### Number of Permits

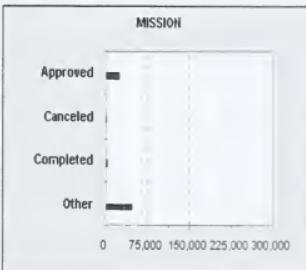
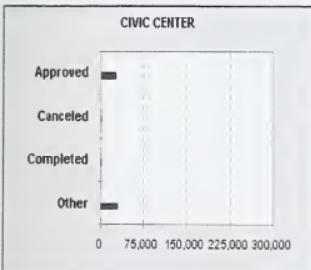
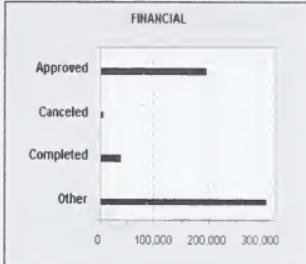
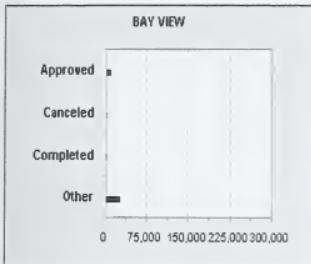


Source: San Francisco Planning Department  
Department of Building Inspection

TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND PERMIT STATUS  
1998

GRAPHS 6.4.2.B

Constant 1998 Thousands of Dollars

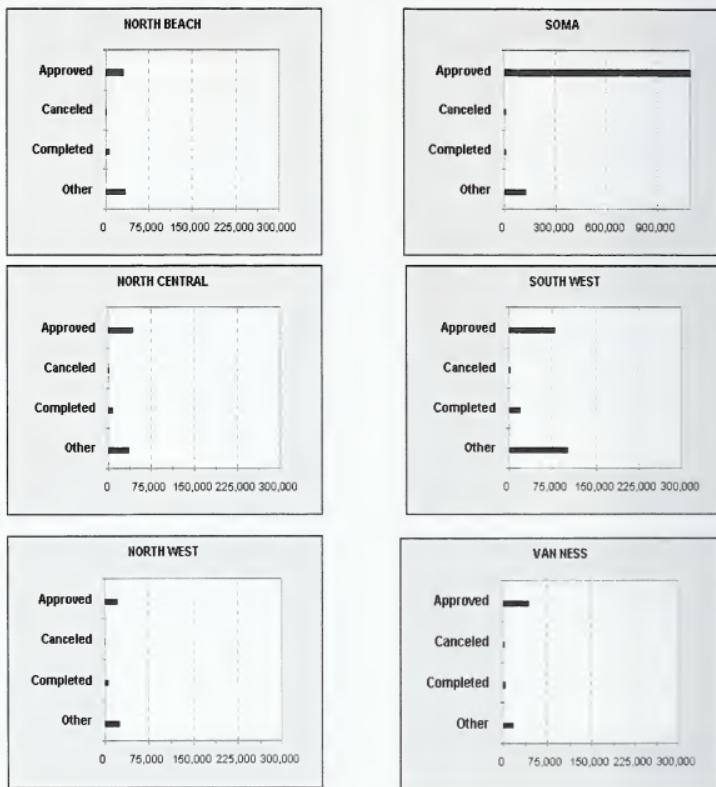


Source: San Francisco Planning Department  
Department of Building Inspection

## GRAPHS 6.4.2.C

### TOTAL CONSTRUCTION COST OF ALL BUILDING PERMITS BY COMMERCE AND INDUSTRY DISTRICT AND PERMIT STATUS 1998

Constant 1998 Thousands of Dollars



Source: San Francisco Planning Department  
Department of Building Inspection

**TOTAL EXISTING OFFICE SPACE IN CENTRAL AND NON-CENTRAL BUSINESS DISTRICTS (1)  
1989-1999**

**TABLE 6.5.1.A**

**Thousands of Square Feet**

Location	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2nd qtr
Central Business District (2)	40,243	39,804	40,438	40,581	40,675	40,849	41,358	41,968	41,911	42,032	42,375	
Non-Central Business District (3)	16,559	17,097	17,346	17,346	16,876	17,034	16,907	17,258	19,244	19,392	20,957	
Total	56,802	56,901	57,784	57,927	57,551	57,883	58,265	59,226	61,155	61,424	63,332	

**Percentage Change**

Location	1989-90	1990-91	1991-92	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99
Central Business District (2)	-1.1	1.6	0.4	0.2	0.4	1.2	1.5	-0.1	0.3	2.9
Non-Central Business District (3)	3.2	1.5	0.0	-2.7	0.9	-0.7	2.1	11.5	0.8	13.8
Total	0.2	1.6	0.2	-0.6	0.6	0.7	1.6	3.3	0.4	6.1

(1) "Office Space includes large commercial buildings of 25,000 rentable square feet or larger in the central and non-central business districts which are defined in footnotes (2) and (3). Not included are government, medical, and owner occupied buildings.

(2) The Central Business District includes the Financial District areas both north and south of Market Street.

(3) The Non-Central Business District includes Jackson Square, North Waterfront, Yerba Buena, South of Market, West of Kearny, West of Van Ness Corridor, Van Ness, and Union Square.

Source: San Francisco Planning Department  
Cushman & Wakefield of California Research Services

## 6.6

## Land Use

Section 6.6 is new to this Inventory, and reports land use activity as well as the distribution of business establishments in San Francisco.

Land Use, for this section, is determined by incorporating both the business type on the parcel and the location of that parcel. Business data are culled from the Dunn & Bradstreet databases. Dunn & Bradstreet is a firm which conducts national surveys of existing businesses, gathering information which includes number of employees, square footage of the business itself, and the SIC which best classifies that business. A parcel has to have 80% or more of its usable building space occupied by one specific land use in order to warrant that particular land use classification. Less than 80% of any one land use results in a mixed use classification. If either the Planning Department or the Building Department has a record of a residence on a lot, it is determined to be of a Residential land use. If a lot contains a residence and *any* business establishment, the lot is classified as Mixed Residential.

An example of the impact of location on land use is the following. If an establishment with an SIC of 17 (Construction) is in the Financial District, it will be classified as Office. If an establishment with the same SIC is located in South of Market or the North East Mission Industrial Zone, it will be classified as Industrial. Construction is generally considered part of the Industrial land use classification. In the above scenario, however, the Financial District location of a construction business indicates that the business is conducting management, information, or professional services tasks in more of an office setting and should therefore be assigned an Office land use classification.

The SICs and references associated with each land use are listed below.

*Residential:* Housing Inventory Database, Building Inspection Database

*Office (Management/Information/Professional Services):* SICs 01, 02, 07, 09, 13-17, 20-32, 34-51, 60-65, 67, 73, 78, 81, 87, 89, 91-97

*Industrial (Production/Distribution/Repair):* SICs 01, 02, 07, 08, 10, 12-17, 20-45, 47-51, 75, 76, 78

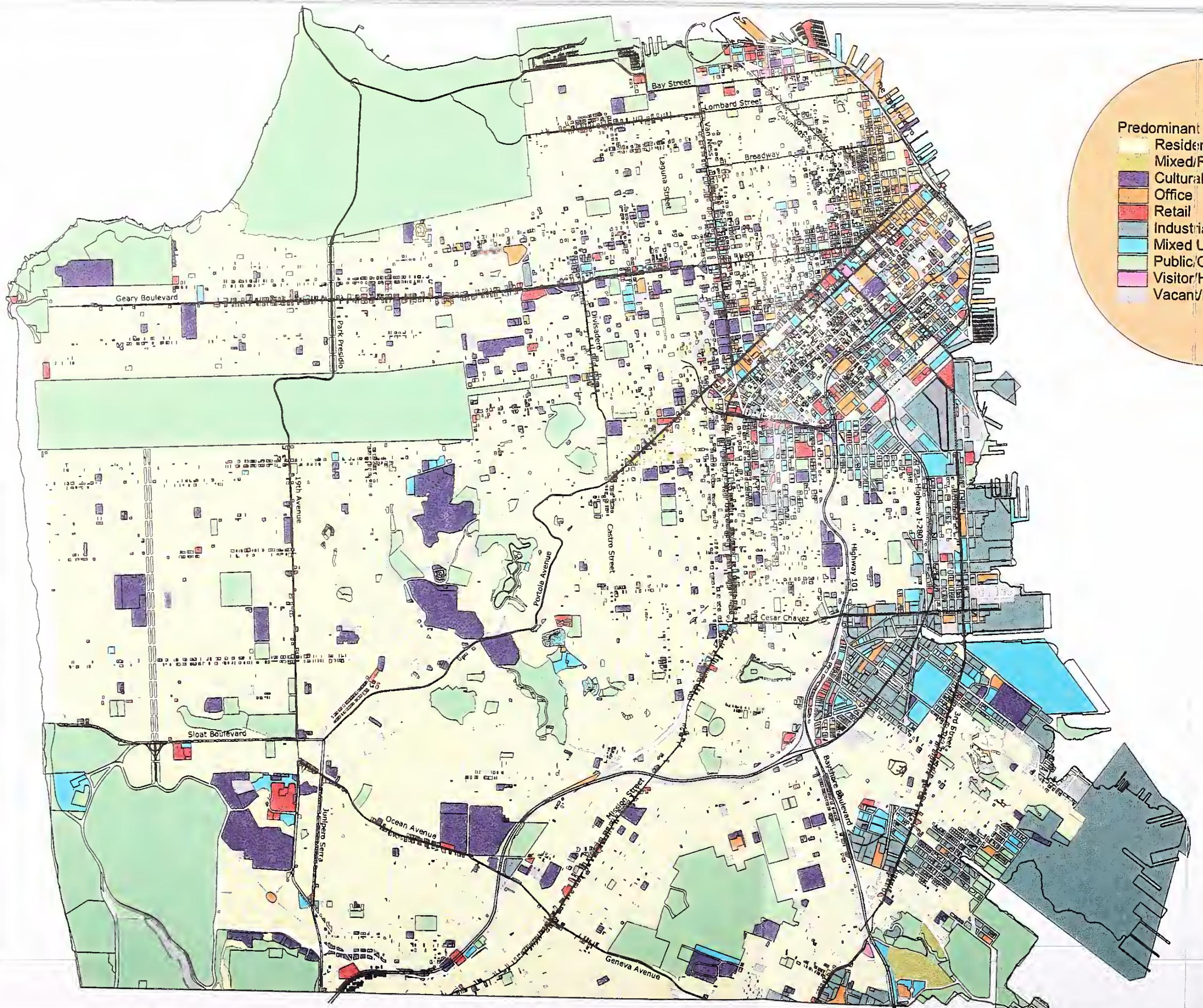
*Cultural/Institutional/Educational:* SICs 074, 801-809, 82, 83, 84, 86

*Retail:* SICs 52-59, 72, 78, 79

*Visitor:* SIC 70

*Vacant:* Assessor Database lists parcel as vacant

A color, 11X17" GIS-based Land Use Map introduces this subsection of the Commerce & Industry Inventory. Here, one gains a visual understanding of the mixed-use character of much of San Francisco. Table 6.6.1 follows, and provides details on the amount of square footage for each land use, as a predominant use on each parcel of land, in 18 distinct neighborhood groups in San Francisco. The columns of Table 6.6.1 correspond to the legend of the previous color land use map. Graphs 6.6.1A-F highlight the intensity of individual uses within each neighborhood. Following the graphs, are five black & white maps for each of the five major business sectors. Each map depicts the distribution of business establishments within demarcated neighborhood boundaries.



Predominant Land Use

Residential
Mixed/Residential
Cultural/Institutional/Educational
Office
Retail
Industrial
Mixed Use
Public/OpenSpace
Visitor/Hotel
Vacant/Right of Way

San Francisco Land Use Map  
1999 Commerce and Industry Inventory

Note: Data sources were compiled by staff and include the City and County of San Francisco Assessor, Dun & Bradstreet Information Services, the San Francisco Planning Department, and survey work for selected areas. The accuracy of this map relies on the data sources without comprehensive field verification.



**TABLE 6.6.1 LAND USE SQUARE FOOTAGE BY NEIGHBORHOOD**

Thousands of Square Feet

Neighborhoods	Cult/Inst/Educ	Office	Mixed Use	Mixed/Resid.	Industrial	PublC Openspace	Residential	Retail	Vacant	Visitor	Other	Total
Bayview/Hunters Point	2,952	2,061	12,997	1,291	53,078	3,247	20,096	4,618	26,242	5	124	120,533
Central West	9,244	293	1,048	327	201	50,414	76,581	1,348	1,367	57	89	2,482
Chinatown	254	193	183	13	22	144	1,300	207	1,241	811	345	24
Downtown/Civic Center	986	946	1,179	13	567	1,025	4,144	1,544	1,225	282	40	17,081
Excelsior/Vis Val/Crocker/Otter/Mission	6,185	947	3,357	355	2,128	21,923	58,447	1,544	7,543	136	29	102,593
Financial District	660	4,606	2,167	4	419	807	1,201	1,212	1,225	282	40	12,801
Glen Park/Bernal Heights	753	118	211	222	444	3,001	21,014	712	2,881	96	29	452
Haight/Ashbury	1,009	148	134	49	91	1,813	10,140	369	182	38	14	13,984
Lakeshore	2,984	183	4,926	5	27,577	22,562	27,912	2,001	2,579	25	26	88,150
Mission	2,349	601	2,164	248	3,351	811	7,847	2,424	2,242	32	227	32,227
Nob/Russian Hill/Pac Heights/Marina	3,558	591	976	222	454	4,876	33,105	8,921	932	114	94	53,843
North Beach	548	2,898	1,053	29	303	1,595	3,872	1,267	1,367	293	4	13,028
Northwest	5,776	927	974	337	223	74,558	50,724	6,772	1,452	12	32	147,805
Potrero Hill	700	824	2,762	61	9,236	1,099	7,799	628	5,529	135	28	27,773
South of Market	1,477	4,805	5,531	33	14,044	685	4,745	2,558	9,632	106	27	43,648
Twin Peaks/Diamond Heights/Oceanview	4,577	173	2,738	77	270	10,480	61,226	1,034	6,486	518	27	87,579
UpperMkt/Noe Valley	1,363	239	201	202	328	2,130	27,077	773	762	9	109	33,193
Western Addition	3,138	620	1,581	109	640	1,946	17,706	1,433	1,045	54	79	28,350
Other				741		28	825	23		581		2,198
Total	48,514	21,119	44,923	3,591	85,832	208,956	439,227	64,972	72,474	1,485	1,352	992,446

Percentage Distribution by Neighborhood

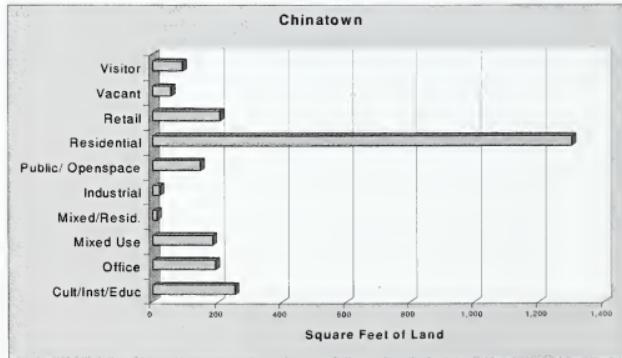
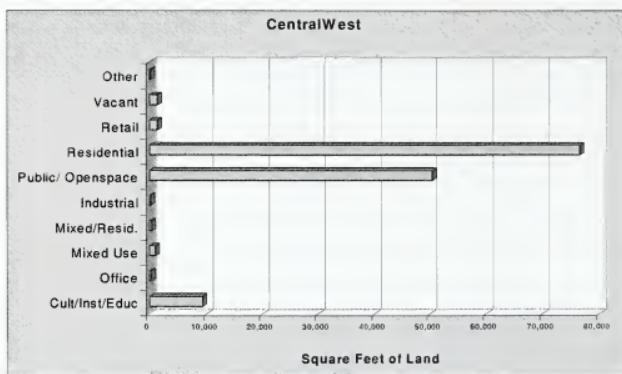
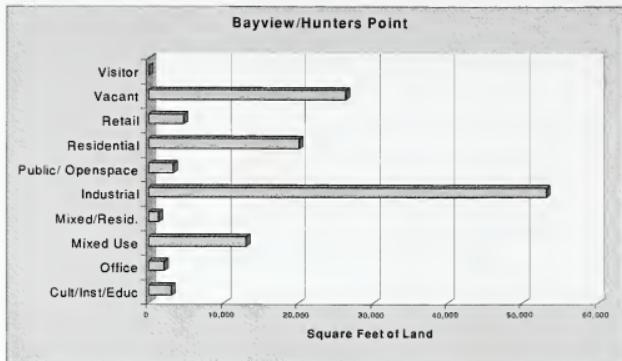
Neighborhoods	Cult/Inst/Educ	Office	Mixed Use	Mixed/Resid.	Industrial	PublC Openspace	Residential	Retail	Vacant	Visitor	Other	Total
Bayview/Hunters Point	6.1	9.5	28.9	35.9	61.8	1.6	4.6	7.1	36.2	0.3	0.0	12.7
Central West	19.1	1.4	2.3	9.1	0.2	24.1	17.4	2.1	1.9	0.0	9.2	14.2
Chinatown	0.5	0.9	0.4	0.4	0.0	0.1	0.3	0.3	0.8	0.0	0.0	0.2
Downtown/Civic Center	2.0	4.5	2.6	0.4	0.7	0.5	0.9	1.9	0.8	23.2	1.8	1.1
Excelsior/Vis Val/Crocker/Otter/Mission	12.7	4.5	7.5	9.9	2.5	10.5	13.3	2.4	10.4	9.2	2.2	10.3
Financial District	1.4	21.8	4.8	0.1	0.5	0.4	0.3	1.9	1.7	17.6	3.0	1.3
Glen Park/Bernal Heights	1.6	0.6	0.5	6.2	0.5	1.4	4.8	1.1	4.0	0.0	71	3.0
Haight/Ashbury	2.1	0.7	0.3	1.4	0.1	0.9	2.3	0.6	0.3	2.4	1.0	1.4
Lakeshore	6.2	0.9	11.0	0.0	0.0	13.2	5.1	43.0	2.8	0.0	0.0	8.9
Mission	4.8	2.8	4.8	6.9	3.9	0.4	4.0	3.7	3.6	1.7	1.9	3.2
Nob/Russian Hill/Pac Heights/Marina	7.3	2.8	2.2	6.2	0.5	2.3	7.5	13.7	1.3	7.7	7.0	5.4
North Beach	1.1	13.7	2.3	0.8	0.4	0.8	0.8	1.9	1.9	19.7	0.3	1.3
Northwest	11.9	4.4	2.2	9.4	0.3	35.7	11.6	10.4	2.0	0.8	2.4	14.3
Potrero Hill	1.4	3.9	6.1	1.7	10.8	0.5	1.8	1.0	7.6	0.0	10.0	2.9
South of Market	3.0	22.8	12.3	0.9	16.4	0.3	1.1	3.9	13.3	7.1	2.0	4.4
Twin Peaks/Diamond Heights/Oceanview	9.4	0.8	6.1	2.1	0.3	5.0	13.9	1.6	8.9	0.0	38.3	8.8
UpperMkt/Noe Valley	2.8	1.1	0.4	5.6	0.4	1.0	6.2	1.2	1.1	0.6	8.0	3.3
Western Addition	6.5	2.9	3.5	3.0	0.7	0.9	4.0	2.2	1.4	3.6	5.9	2.9
Other	0.0	0.0	1.6	0.0	0.0	0.4	0.0	0.0	0.8	0.0	0.0	0.2
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Percentage Distribution by Land Use

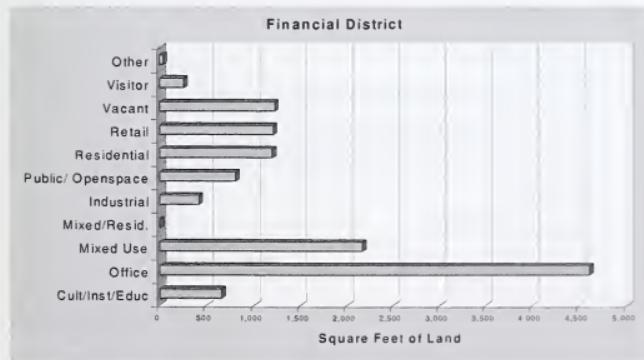
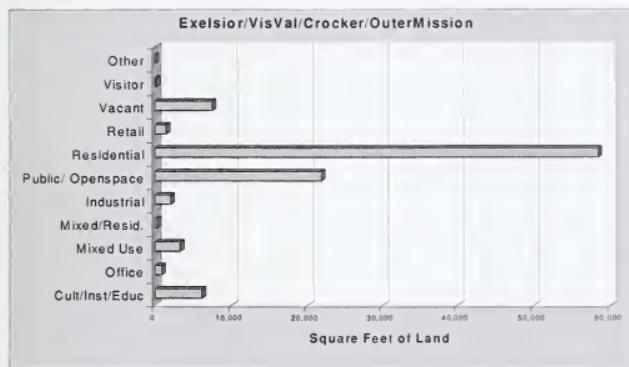
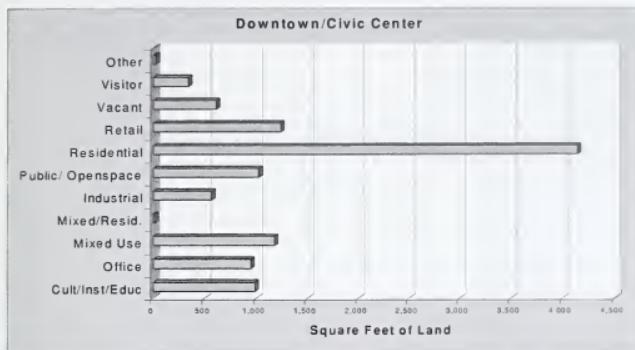
Neighborhoods	Cult/Inst/Educ	Office	Mixed Use	Mixed/Resid.	Industrial	PublC Openspace	Residential	Retail	Vacant	Visitor	Other	Total
Bayview/Hunters Point	2.3	1.6	10.3	1.0	41.9	2.6	15.9	3.6	20.7	0.0	0.0	100.0
Central West	6.6	0.2	0.7	0.2	0.1	35.8	54.3	1.0	1.0	0.0	0.1	100.0
Chinatown	10.3	7.8	7.4	0.5	0.9	5.9	52.8	8.4	2.3	3.6	0.0	100.0
Downtown/Civic Center	8.9	8.5	10.6	0.1	5.1	9.2	37.4	11.2	5.5	3.1	0.2	100.0
Excelsior/Vis Val/Crocker/Otter/Mission	6.0	0.9	3.3	0.3	21.1	21.4	57.0	1.5	7.4	0.1	0.0	100.0
Financial District	5.2	36.6	17.2	0.0	3.3	6.4	9.5	9.6	9.7	2.1	0.3	100.0
Glen Park/Bernal Heights	2.6	0.4	0.7	0.8	1.5	10.2	71.3	2.4	9.8	0.0	0.3	100.0
Haight/Ashbury	7.2	1.1	1.0	0.3	0.7	13.0	72.5	2.6	1.3	0.3	0.1	100.0
Lakeshore	3.4	0.2	5.6	0.0	0.0	31.3	25.6	31.7	2.3	0.0	0.0	100.0
Mission	7.3	1.9	6.7	0.8	10.4	2.5	54.8	7.5	8.0	0.1	0.1	100.0
Nob/Russian Hill/Pac Heights/Marina	6.6	1.1	1.8	0.4	0.8	9.1	61.5	16.6	1.7	0.2	0.2	100.0
North Beach	4.2	22.2	8.1	0.2	2.3	12.2	28.2	9.7	10.5	2.2	0.0	100.0
Northwest	4.1	0.7	0.7	0.2	0.2	52.6	35.8	4.8	1.0	0.0	0.0	100.0
Potrero Hill	2.4	2.9	9.6	0.2	32.1	3.8	27.1	2.2	19.2	0.0	0.5	100.0
South of Market	3.4	11.0	12.7	0.1	32.2	1.6	10.9	5.9	22.1	0.2	0.1	100.0
Twin Peaks/Diamond Heights/Oceanview	5.2	0.2	3.1	0.1	0.3	12.0	69.9	1.2	7.4	0.0	0.6	100.0
UpperMkt/Noe Valley	4.1	0.7	0.6	0.6	1.0	6.4	81.6	2.3	2.3	0.0	0.3	100.0
Western Addition	11.1	2.2	5.6	0.4	2.3	6.9	62.5	5.1	3.7	0.2	0.3	100.0
Other	0.0	0.0	33.7	0.0	1.3	37.5	1.0	0.0	26.4	0.0	0.0	100.0
Total	4.9	2.1	4.5	0.4	8.6	21.1	44.3	6.5	7.3	0.1	0.1	100.0

Source: San Francisco Planning Department  
Dunn & Bradstreet Business Database, 1999

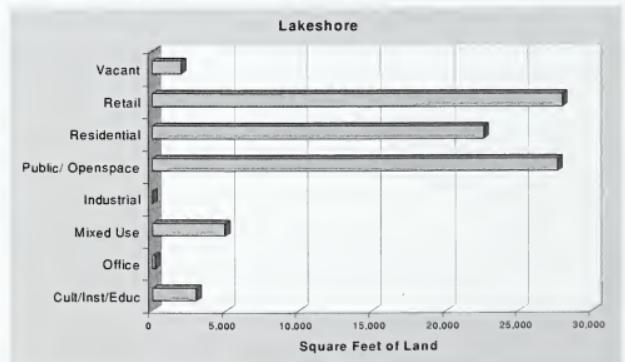
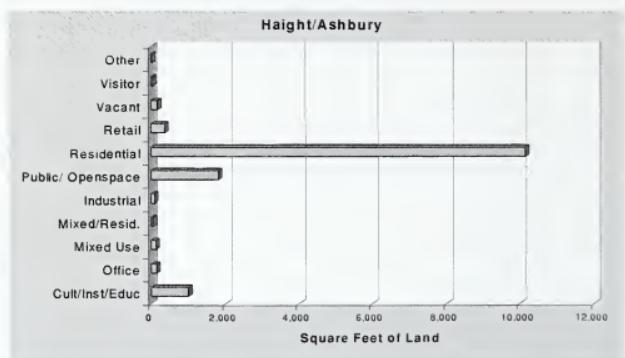
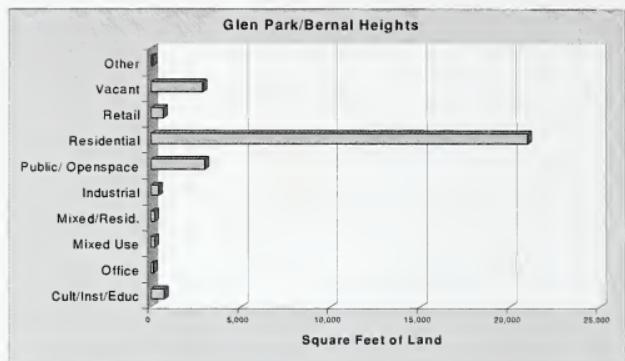
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**BY**  
**NEIGHBORHOOD**



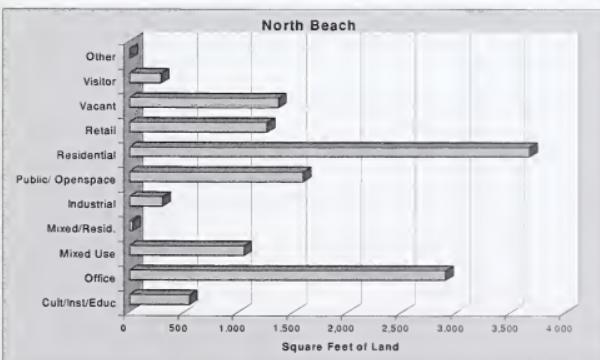
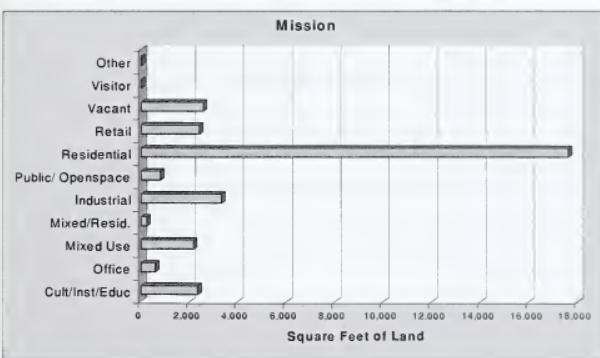
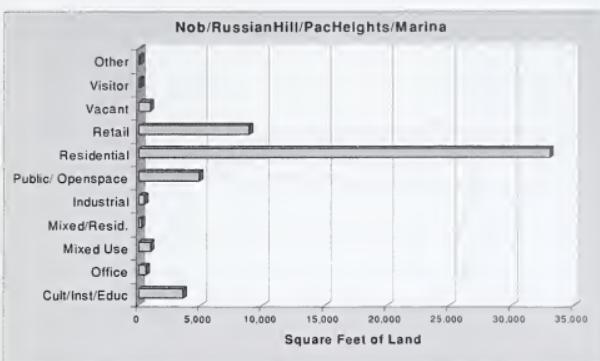
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**SQUARE**  
**FOOTAGE**  
**BY**  
**NEIGHBORHOOD**



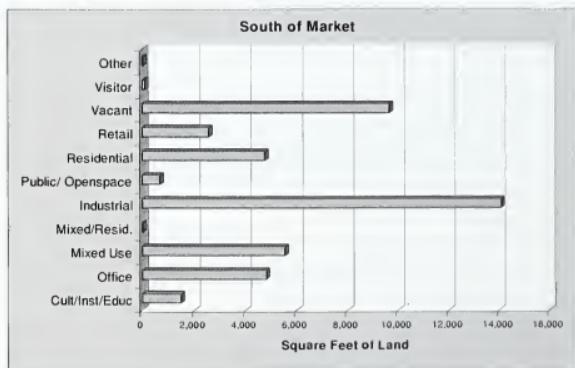
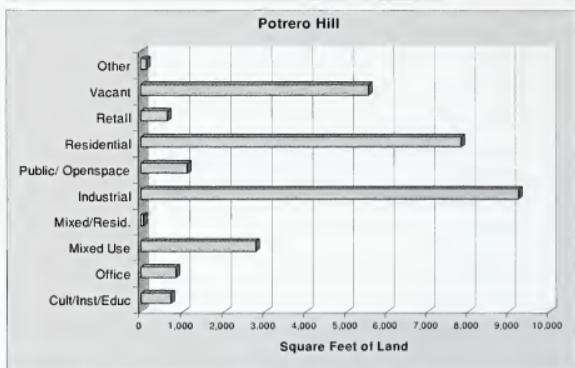
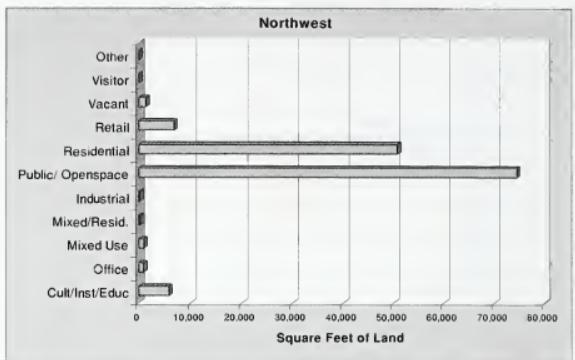
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**SQUARE**  
**FOOTAGE**  
**BY**  
**NEIGHBORHOOD**



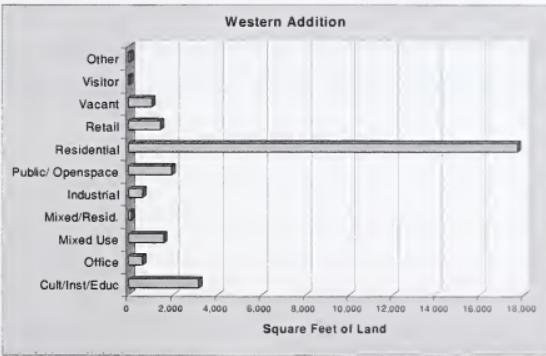
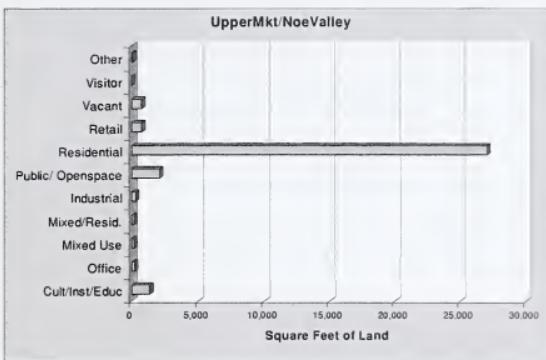
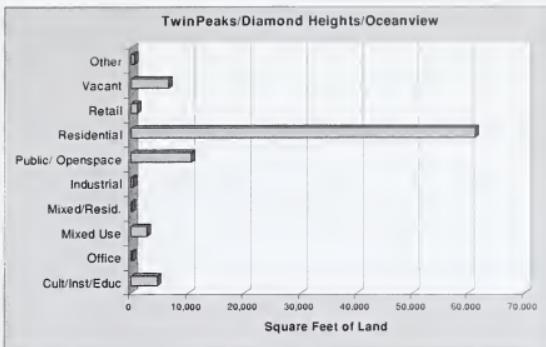
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**SQUARE**  
**FOOTAGE**  
**BY**  
**NEIGHBORHOOD**



**GRAPH 6.6.1.E**  
**LAND USE**  
**SQUARE**  
**FOOTAGE**  
**BY**  
**NEIGHBORHOOD**



**GRAPH 6.6.1.F**  
**LAND USE**  
**SQUARE**  
**FOOTAGE**  
**BY**  
**NEIGHBORHOOD**

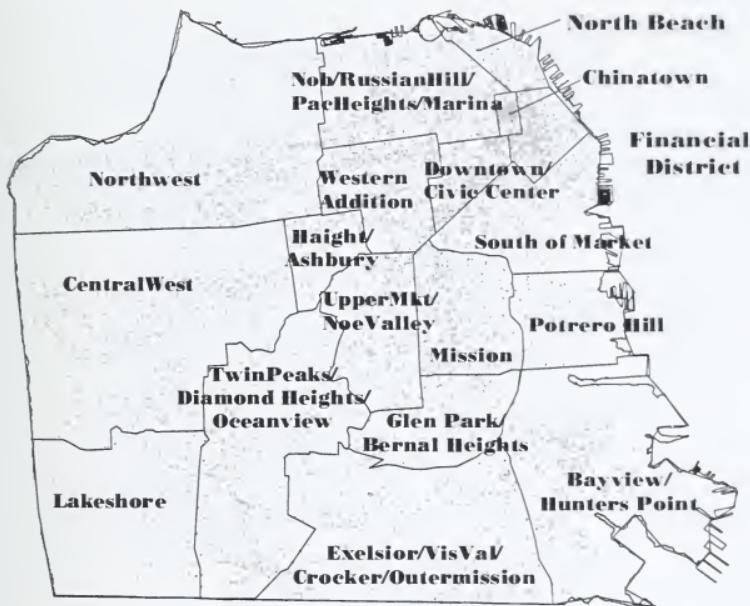


MAP 6.6.1



**Office (Management/Information/  
Professional Services)  
Establishments in San Francisco, 1998**

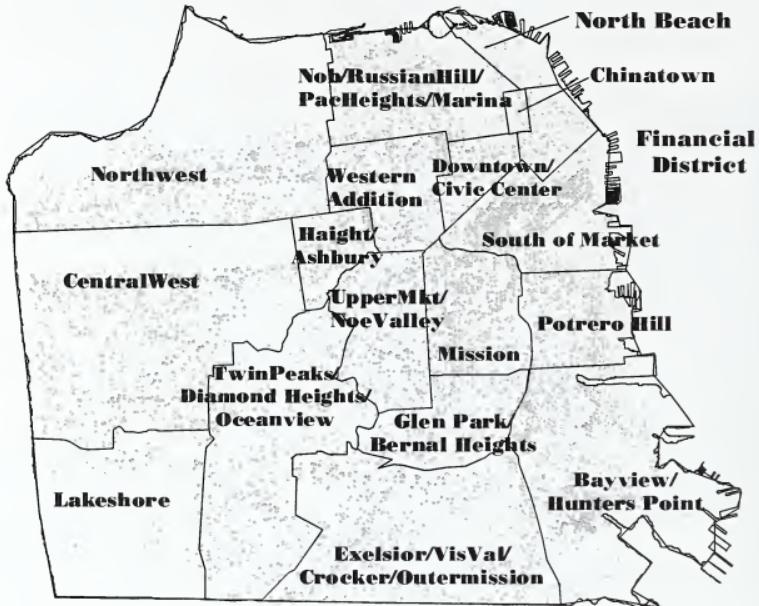
Source: San Francisco Planning Department  
Dunn and Bradstreet Business Database, 1999



## Cultural/Institutional/Educational Establishments in San Francisco, 1998

Source: San Francisco Planning Department  
Dunn and Bradstreet Business Database, 1999

MAP 6.6.3



## Industrial (Production/Distribution/Repair) Establishments in San Francisco, 1998

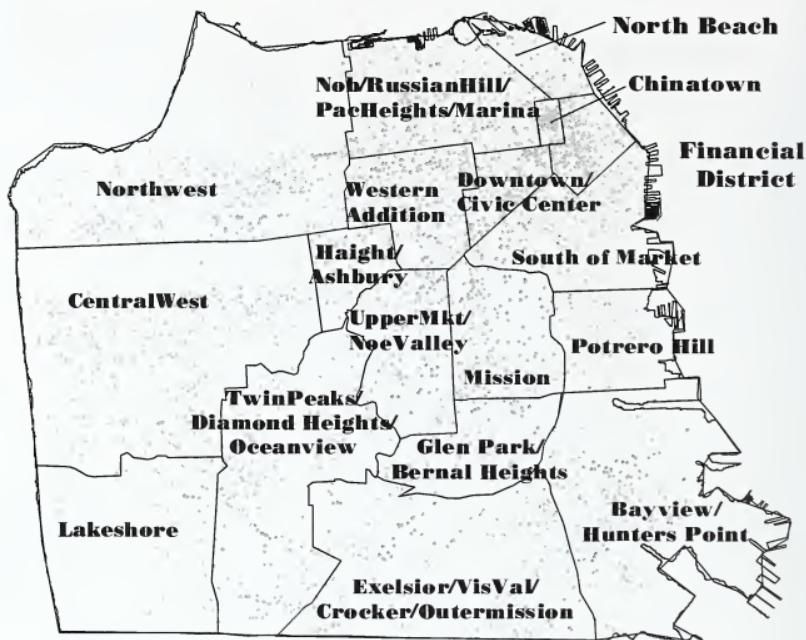
Source: San Francisco Planning Department  
Dunn and Bradstreet Business Database, 1999



## Retail Establishments in San Francisco 1998

Source: San Francisco Planning Department  
Dunn and Bradstreet Business Database, 1999

MAP 6.6.5



## Visitor Establishments in San Francisco 1998

Source: San Francisco Planning Department  
Dunn and Bradstreet Business Database, 1998

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## **ACKNOWLEDGMENTS**

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**Planning Commission**

Anita Theoharis, President

Beverly Mills, Vice President

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